

DALTBAN1

1 UNITED STATES DISTRICT COURT
2 SOUTHERN DISTRICT OF NEW YORK

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3 UNITED STATES OF AMERICA,

4 Plaintiff,

5 v.

12 CV 1422 (JSR)

6 BANK OF AMERICA CORPORATION,
7 *successor to Countrywide*
8 *Financial Corporation,*
9 *Countrywide Home Loans, Inc.,*
10 *and Full Spectrum Lending, et*
11 *al.,*

Defendants.

-----x

New York, N.Y.
October 21, 2013
10:30 a.m.

13 Before:

14 HON. JED S. RAKOFF,

15 District Judge

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PREET BHARARA

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1 (Jury not present)

2 THE COURT: All right. With respect to the proposed
3 jury instructions one through seven, are there any objections
4 edits, or additions from the government?

5 MR. ARMAND: With regard to one through seven, I don't
6 believe so. I think the only thing we noted on instruction
7 number seven was that it listed some witnesses, experts from
8 the defense who didn't testify.

9 THE COURT: That's true, right.

10 MR. ARMAND: Arnold Barnett and Charles Rice are
11 listed there.

12 THE WITNESS: Right, just Robert Broeksmit.

13 THE COURT: All right. Anything from bank counsel?

14 MR. SINGER: Few things, your Honor. With regard
15 to -- these are all, I think, in the nature of proposed
16 additions as opposed to objections to the language that's
17 there.

18 In instruction number one, I wonder if it would make
19 sense to remind the jurors that the preliminary instruction
20 that they received the first week is -- they should essentially
21 disregard that.

22 THE COURT: I saw that in your proposal. Actually, I
23 don't see anything in my current instructions that is any way,
24 shape, or form inconsistent with the preliminary instructions,
25 so I see no need for that. If I had changed something that

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1 would have been different, but preliminary instructions, of
2 course, say on their face they are no substitute for the final
3 instructions. But I think to say anything further at this
4 point would wrongly convey to the jurors that there was some
5 change from the preliminary instructions where there is not.

6 MR. SINGER: This is one that I don't feel
7 particularly strongly. The instinct I have was only to remind
8 them because of the brevity of the preliminary instructions
9 that they're obviously incomplete as opposed to these
10 instructions.

11 THE COURT: Yes, although -- well, all right. Let me
12 see. How about this, in the first paragraph on page 1, after
13 the second sentence, which the second sentence reads: Before
14 you retire to deliberate, it is my duty to instruct you as to
15 the law that will govern your deliberations. Then insert
16 following sentence: These are the final and binding
17 instructions and entirely replace the preliminary instructions
18 I gave you earlier.

19 MR. SINGER: That would be fine, thank you.

20 THE COURT: OK.

21 MR. MUKASEY: Before Mr. Singer goes on, I want to
22 note that defendant Mairone will join in the exceptions taken
23 by the bank and the suggestions offered by the bank, and then
24 we'll have some specific requests of her own.

25 THE COURT: OK.

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1 MR. SINGER: And instruction number two, a few
2 suggestions. We had requested an instruction that the jurors
3 should use their common sense in weighing the evidence. The
4 term "common sense" is one that appeals to us as a matter of
5 jury argument and seems to be a correct instruction, so we
6 request that.

7 THE COURT: Where are you referring to?

8 MR. SINGER: Our instruction request number two. The
9 language was: You should use your common sense in weighing the
10 evidence, consider the evidence in light of your everyday
11 experience with people and events, and give it whatever weight
12 you believe it deserves.

13 THE COURT: Well, you're free to say that on
14 summation. I actually don't know a single case that actually
15 says that. Do you have a citation?

16 MR. SINGER: I think we got it from the O'Malley
17 pattern instructions.

18 THE COURT: Yes, I saw you were reduced to O'Malley as
19 opposed to Sand, et al. for that purpose. I don't believe it
20 is an instruction that should be given.

21 MR. SINGER: Also in instruction number two there's a
22 reference to -- the second page, might be the first page,
23 there's a reference to the paragraph beginning: Testimony
24 consists of the answers that were given by the witnesses. And
25 there's a reference to depositions that were read into

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1 evidence. I think given the way that things have progressed it
2 should say something like deposition videos.

3 THE COURT: Thank you. Or in the depositions that
4 were presented. OK.

5 MR. SINGER: Then we also ask an instruction of the
6 jury should not speculate about matters not in evidence. And
7 for this one, this is another one that we requested.

8 THE COURT: I would agree with that. Where do you
9 want to put that?

10 MR. SINGER: I recommend that it come after the
11 paragraph we were just looking at, so before the paragraph
12 beginning: It is the duty of the attorney.

13 And the specific language that we requested reads:
14 Also you should be careful not to speculate about matters not
15 in evidence. Rather, your focus should be entirely on
16 assessing the evidence that was presented, and not on
17 speculating as to what other evidence, if any, might or might
18 not --

19 THE COURT: Yes, I like that instruction since you
20 copied it from one of mine.

21 MR. SINGER: Imitation is the sincerest form of
22 flattery.

23 THE COURT: Where would you put that?

24 MR. SINGER: I don't feel terribly strongly about
25 where it goes, but we where thought about putting it is after

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1 the paragraph beginning, "Testimony consists of," and before
2 the paragraph beginning "It is the duty of the attorney for
3 each party."

4 THE COURT: OK. I think that's the right place. Read
5 me the language once again so that my very talented law clerk
6 can write it down.

7 MR. SINGER: Do you want the commas or not?

8 Also, you should be careful not to speculate about
9 matters not in evidence. Rather, your focus should be entirely
10 on assessing the evidence that was presented, and not on
11 speculating as to what other evidence, if any, might or might
12 not have been obtained.

13 THE COURT: I don't like the last word, might or might
14 not. I'll play with it, but aside from finding an appropriate
15 synonym for the last word, I will give that instruction.

16 MR. SINGER: Then on instruction number five, two
17 things in the nature of this, the first line reads, "In
18 deciding whether a party's burden of proof," the only party
19 with the burden of proof is the government.

20 THE COURT: All right. In deciding whether the
21 government has met its burden of proof. OK.

22 MR. SINGER: And then I wonder if, when we say --
23 Page 6, first line of the instruction.

24 THE COURT: I got it.

25 MR. SINGER: Then at the end of that instruction, the

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1 second sentence of the last paragraph, circumstantial evidence
2 is of no less value than direct evidence, we think it will be
3 more correct to say that it is of no more or less value. In
4 other words, we may be making a suggestion to the jury that it
5 would be more value.

6 THE COURT: No, I don't think that adds anything.
7 Denied.

8 MR. SINGER: That was all that I had for one through
9 seven.

10 THE COURT: Very good. Counsel for Ms. Mairone?

11 MR. MUKASEY: Nothing, Judge, thanks.

12 THE COURT: All right. So now let's turn to
13 instruction number eight. Any objections, edits or additions
14 from the government?

15 MR. ARMAND: Not through instruction eight, your
16 Honor.

17 THE COURT: Bank counsel?

18 MR. SINGER: Yes, your Honor, this has come up before
19 and I apologize if we're plowing old ground here, but I do
20 believe that we have an instruction that each of the bank
21 defendants except for Bank of America, NA should be treated as
22 an independent --

23 THE COURT: Now you are right to raise that because
24 that's an issue that you have raised before but I have never
25 fully understood, so let me make sure I understand your

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1 argument and then we'll hear from the government.

2 You agree entirely that Bank of America is the
3 successor to these entities, yes?

4 MR. SINGER: For the purposes of this case we conceded
5 and continue to concede that Bank of America, NA is the legal
6 successor to Countrywide Bank, so if Countrywide Bank is liable
7 we agree that Bank of America, NA is liable.

8 THE COURT: And it is -- are you saying that Bank of
9 America is not liable if Countrywide Home Loans is liable?

10 MR. SINGER: I don't believe that's been alleged or
11 admitted one way or the other.

12 THE COURT: And this is something that I think can be
13 determined by judicial notice. What is the relationship, legal
14 relationship of --

15 Does Countrywide Home Loans, Inc. still exist?

16 MR. SINGER: I don't believe that it's an entity in
17 operation, your Honor. I don't know what its precise legal
18 status is.

19 THE COURT: For all practical purposes, was it not
20 absorbed by Countrywide Bank?

21 MR. SINGER: I don't believe so, your Honor.

22 THE COURT: For all practical purposes, was it just
23 made defunct?

24 MR. SINGER: At the time --

25 THE COURT: Well, someone in the defense knows the

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1 answer to this.

2 MR. SINGER: My understanding, your Honor --

3 THE COURT: Do I have to call a witness from the bank
4 this afternoon in this court to get answer to the legal
5 situation of these three defendants?

6 This is not a matter for the jury, this is a matter of
7 judicial notice of what the legal relations are, something
8 intimately known by the defense, and certainly after four weeks
9 plus of trial when this issue has been raised you should know
10 the answer.

11 MR. SINGER: My understanding, your Honor, is at the
12 time that the merger occurred between Bank of America and
13 Countrywide, the merger was between -- as far as Bank of
14 America, NA was concerned, Countrywide Bank was merged into
15 Bank of America, NA.

16 I do not believe -- and I can confirm this, but I do
17 not believe that Countrywide Home Loans per se was merged into
18 Bank of America, NA. There are other Bank of America entities,
19 one of which was previously sued in the case.

20 THE COURT: Who is here for Countrywide? Where is
21 counsel for Countrywide?

22 MR. STRASSBERG: Are you talking about us as outside
23 counsel?

24 THE COURT: Yes. So what's the answer?

25 MR. STRASSBERG: Your Honor, with respect to --

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1 THE COURT: You don't know the status of your own
2 clients?

3 MR. STRASSBERG: We can consult clearly with in-house
4 counsel and we can have a short break.

5 THE COURT: We'll take a short break right now. I
6 want the answer.

7 (Recess taken)

8 (Continued on next page)

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Charge conference

1 (In open court)

2 THE COURT: Let me hear from Countrywide's counsel.

3 MR. STRASSBERG: Your Honor, the short answer is
4 Countrywide Home Loans is a separate entity. It was not merged
5 in with Countrywide Bank at the time that Countrywide Bank was
6 merged into Bank of America. I believe counsel for the bank
7 would explain. I can state it first, that the banks are not
8 trying to suggest that Bank of America is not nonetheless
9 liable as successor for the purposes of this case for either
10 entity. I think the only point they were making is they are a
11 separate entity. Countrywide Home Loans continues to exist.
12 It has servicing that it does. It has repurchase claims that
13 it's handling. It has litigation.

14 THE COURT: Who is the CEO of Countrywide Home Loans,
15 Inc.?

16 MR. STRASSBERG: Your Honor, for all of those detailed
17 questions, I would have to consult back with --

18 THE COURT: Good. I want someone who can answer any
19 and all questions about Countrywide Home Loans in my court as
20 soon as possible. Go make a call. And I want someone in
21 authority. If there is a general counsel, if there is a CEO or
22 anyone. I suspect there may not be anyone but a janitor.

23 MR. SINGER: If it would solve the problem, we're
24 happy to withdraw our objection on this instruction.

25 THE COURT: All right. That's fine.

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Charge conference

1 Now, do you have any other objections to instruction
2 number eight?

3 MR. SINGER: Not an objection, your Honor, but a
4 suggestion, which can either come in this instruction or a
5 different one. We have requested an instruction just to remind
6 the jurors that the question of any possible penalties or
7 sanctions is not for them but it is for the Court.

8 THE COURT: I think that's fair.

9 How about this in the first paragraph, the end of the
10 first paragraph after the sentence "this is known as
11 establishing liability," let me add the following sentence: I
12 remind you that, if liability is found for any defendant, the
13 issue of how much damages or penalties, if any, are to be
14 imposed is for the Court.

15 MR. SINGER: Your Honor, conceptually I'm fine. I
16 guess I would prefer, all things being equal, I would prefer
17 there not be a reference to damages or money, just penalties.

18 THE COURT: I think the statute, although it is
19 couched in terms of penalties, also refers to damages, does it
20 not?

21 MR. SINGER: I don't recall it that way. The reason I
22 have a concern about it, your Honor, is not just because of the
23 word "damages" per se, but because it is a reference to money
24 and I just --

25 THE COURT: What other kind of penalties do you

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1 suggest I can impose?

2 MR. SINGER: I wasn't going to ask for any, your
3 Honor. But the question of what the jury needs to know and
4 hear --

5 THE COURT: Don't you think they should know this is
6 not a question of like, for example, sending Ms. Mairone to
7 jail or anything like that? That we're talking about money.

8 MR. SINGER: At the end of the day, we are talking
9 about money.

10 THE COURT: Shall I use the word "money"?

11 MR. SINGER: I prefer just "penalties," but it has to
12 be "damages," we'll take damages.

13 THE COURT: I was giving you both. How about money?
14 The issue of damages, how much money, if any, to be imposed is
15 for the court.

16 MR. SINGER: I prefer the first formulation.

17 MR. MUKASEY: Can I propose a possible intermediate.
18 The concept of civil penalties.

19 THE COURT: I think that conjures up all sorts of
20 notions that are really well beyond what the Court can impose
21 in this case. I think we are talking about money.

22 MR. ARMAND: In terms of the statute, I think it only
23 references civil penalties. It is clear we are talking about
24 money. So I think the government's proposition would be "money
25 in the form of civil penalties," because I don't think the jury

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1 is going to understand what civil penalties are.

2 THE COURT: Yes. That's my fear too.

3 MR. SINGER: The whole point of the instruction is for
4 the jury not to be considering the issue of what penalties, if
5 any, are going to be provided.

6 THE COURT: That's why I'm giving them the sentence
7 you asked for.

8 MR. SINGER: I reason I asked for it --

9 THE COURT: So, you prefer a sentence that says
10 whatever civil penalties may mean, and you have no idea what it
11 means, but we'd like to give you an instruction that is
12 meaningless, here is in a meaningless instruction which you are
13 not to consider.

14 MR. SINGER: I wouldn't put it exactly that way, your
15 Honor. The jury obviously knows that something is going to
16 happen to these defendants if it finds them liable. The point
17 of the sentence is really to tell them it is none of their
18 business what that something is.

19 THE COURT: So in the preliminary instructions that
20 all counsel agreed to, albeit it was not binding on these final
21 instructions, what you all agreed to then was the following
22 sentence:

23 Any monetary penalties that are then imposed on the
24 defendant are determined however by the Court, not the jury.

25 So, I think the sentence here should read: I remind

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1 you that if liability is found for any defendant, the issue of
2 what monetary penalties, if any, are to be imposed is for the
3 Court.

4 Anything else?

5 MR. MUKASEY: Yes, Judge. In the third paragraph of
6 this instruction, where you devote the attention to
7 Ms. Mairone, my concern is that it's not intuitive that
8 Ms. Mairone through her conduct can bind the banks, but the
9 banks need not necessarily bind Ms. Mairone, because there are
10 other managerial agents who --

11 THE COURT: I will consider something, but I don't
12 think this is the place for that. The place is later on, I
13 think it is the very next instruction, where we talk about who
14 can bind the bank.

15 MR. MUKASEY: It is instruction nine. The reason I
16 raise it here, your Honor, where your Honor has it in nine is
17 sort of towards the back of nine. And my concern is that the
18 language is couched -- all the language of fraud and specific
19 intent and knowledge and representations is couched in the
20 language of an individual. It is not intuitive to a juror or
21 really to anybody that a corporation can make a misstatement or
22 a corporation can have intent. And my request is --

23 THE COURT: Have you conveyed those thoughts to
24 JPMorgan?

25 MR. MUKASEY: I don't want to think about JPMorgan

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1 right now. But, my request is, as early as possible, possibly
2 here, possibly earlier in charge nine, you convey to the jury
3 the notion --

4 THE COURT: No. You have an hour's worth of
5 summation. These are incredibly short instructions.

6 MR. MUKASEY: They are.

7 THE COURT: And the reason for that is so that nothing
8 gets lost and nothing gets confused. If we had, as some of my
9 colleagues do, an 80-page instruction describing the history of
10 the universe, I might see your point. But I don't see it now.
11 Denied. We will take it up in instruction number nine.

12 Turning to instruction number nine. Anything from the
13 government?

14 MR. ARMAND: Yes, your Honor. The government had two
15 requests for additions. One is from our request number eight
16 which deals with the concept of originating the scheme, and
17 that any particular person who is alleged to have intent, it is
18 not necessary the government prove that that person originated
19 the scheme.

20 And so what we would propose to add is "In order to
21 establish the existence of the scheme, the government is not
22 required to establish that any person with the requisite intent
23 originated or created the scheme to defraud. The government is
24 required only --"

25 THE COURT: I want to think about. What is your

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1 authority for that?

2 MR. ARMAND: I think it is the Ragosta case. If you
3 give me a moment I can pull it up.

4 THE COURT: Yes. Go ahead.

5 MR. ARMAND: I think this is also something we briefed
6 in connection with the summary judgment motions. This was an
7 issue that Ms. Mairone's counsel had raised in their papers
8 that she didn't create the scheme. And our response was, well,
9 you don't necessarily have to create the scheme. You just have
10 to be a knowing participant in the scheme.

11 THE COURT: I agree with you that you don't have to
12 create the scheme. But you're going a step further and saying
13 that you don't have to have an intent to defraud to create the
14 scheme. I don't think that's right. At least, I'm not aware
15 of any authority. How could it be a scheme to defraud if there
16 wasn't intent to defraud?

17 MR. ARMAND: Well, it is really first sentence. "In
18 order to establish the existence of a scheme, the government is
19 not required to establish that any person with the requisite
20 intent originated or created the scheme to defraud."

21 THE COURT: I hear what you are saying. I want to
22 know what your authority is for that.

23 MR. ARMAND: All right. Your Honor, maybe if we can
24 come back to it and I'll find it.

25 THE COURT: Come back means during this charging

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1 conference.

2 MR. ARMAND: Absolutely. I'll provide a citation for
3 you.

4 THE COURT: What was the other thing you had?

5 MR. ARMAND: The second is we had a requested charge
6 with regard to the necessary result inferring intent from the
7 necessary results of the scheme.

8 THE COURT: Yes. I don't think that is the law. I
9 know there is an occasional case that has said that. My
10 recollection is there are numerous cases that question that. I
11 know it would not be permitted under Second Circuit law in a
12 criminal case, and since the civil liability here is premised
13 on violation of a criminal statute, I don't see how it can be
14 true in a civil case.

15 MR. ARMAND: The government is relying on I think
16 there were two cases. The United States v. Chacko case which
17 is a Second Circuit case, and also the Ausa Life case, which is
18 also a Second Circuit case.

19 THE COURT: My law clerk will take a look at that.
20 Give the citations.

21 MR. ARMAND: Sure. Chacko, 169 F.3d 140. Ausa Life
22 is 206 F.3d 202. In Chacko, it is a mortgage fraud case.

23 THE COURT: All right. Are either or both of these
24 FIRREA cases?

25 MR. ARMAND: No, neither of them are FIRREA cases.

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1 THE COURT: I think that can make a difference.
2 Because where you have a pure, ordinary civil case, civil fraud
3 case, the remedial purposes of the statute allows a broader
4 scope for inferring things. For example, you can infer in an
5 every day civil fraud case, you can have what is called
6 constructive fraud. Something is not itself a fraud, but it
7 acts as if it were a fraud.

8 This is represented, for example, in the third
9 subdivision of Rule 10b-5 which has been invoked, only the
10 third subdivision, only in civil cases. Another example is
11 injunctive relief.

12 I'm saying this off the top of my head, so I could be
13 corrected by any case that you have. But where you have, as in
14 FIRREA, a civil penalty that attaches as a result of violation
15 of a criminal statute, albeit shown only to a civil burden of
16 proof, then, it seems to me, the ordinary principles of how one
17 construes liability under that are governed, other than as to
18 burden of proof, by the criminal law.

19 I believe that in criminal case, under the wire and
20 mail fraud statutes, the instruction that someone intends the
21 natural probable consequences of his acts have been expressly
22 disapproved by the Second Circuit. Therefore, I don't see how
23 it should be relevant in this FIRREA case.

24 MR. ARMAND: Well, there are so very few FIRREA
25 prosecutions so there is --

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1 THE COURT: I'm sure there is a reasonable possibility
2 this issue has not come up.

3 MR. ARMAND: Correct.

4 THE COURT: Now you have my preliminary view. If you
5 want to shoot at it, sure. But we'll see what my law clerk
6 comes up with in a minute. I'm quite confident that that
7 instruction has not been permitted -- has been expressly
8 disavowed in the criminal context in the Second Circuit and
9 elsewhere.

10 There is a short matter I'm going to take in a few
11 minutes, and I'll give both sides an opportunity to do some
12 research during that time, then we'll resume. But, for the
13 moment I'm not inclined to adopt that.

14 On instruction number nine, let me hear from --

15 MR. ARMAND: Your Honor, are you moving to a different
16 matter or are we still proceeding with number nine?

17 THE COURT: Number nine. I'm sorry, there is more,
18 yes.

19 MR. ARMAND: Yes, your Honor. With respect to, on the
20 second page, the fourth line down, where it is referencing a
21 reasonably prudent purchaser of mortgage loans at Fannie Mae or
22 Freddie Mac. And the government would propose saying instead
23 "a reasonably prudent person involved in the purchase of
24 mortgage loans at Fannie Mae and Freddie Mac." And the reason
25 for that is that it is not one single person who was handling

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1 the purchasing, and there were people with different roles who
2 can contribute input into the purchasing decisions. And so we
3 are just concerned that the jury may get hung up on who is the
4 person who was actually purchasing. There are a chorus of
5 people.

6 THE COURT: Subject to hearing from your adversary in
7 a minute, I'll adopt that change.

8 MR. ARMAND: Thank you, your Honor. I skipped one.
9 Going back to the preceding page, the paragraph that starts
10 "here specifically the government alleges." And the fourth
11 sentence "that the loans were higher quality than they actually
12 were and/or had been subjected to greater quality safeguards."
13 We would just --

14 THE COURT: I agree with that.

15 MR. ARMAND: That's it for --

16 THE COURT: By the way, there was one typo on page 13
17 in the second full paragraph, seventh line, the fourth word
18 from the end, the word should be "intended." Past tense.

19 MR. ARMAND: I also noticed that Clifford Kitashima, I
20 think his last name may be spelled K-I-T-A.

21 THE COURT: K-I-T-A. Thank you very much.

22 Bank counsel on number nine.

23 MR. SINGER: Okay, your Honor. Would you like me to
24 respond to any of the government's suggestions first or --

25 THE COURT: At the moment the only ones I've accepted

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1 are the and/or and the person involved in the purchase. Do you
2 have any problem with either of those?

3 MR. SINGER: I'm fine with and/or if we are going to
4 have that clause at all, which I'll get to in a minute. But
5 the only issue I have with the reasonably prudent person
6 involved with the purchasing is "involved" makes it sound like
7 it could be anyone. It should be somebody who is actually
8 making the purchase decision. I'm okay with the concept of
9 what I think the government counsel was suggesting, which is it
10 has to be a person. But it shouldn't just be anyone at the
11 company. It has to be the responsible person.

12 THE COURT: So I agree with that. What words would
13 you suggest?

14 MR. SINGER: What language? I'm sorry.

15 THE COURT: Beginning at the very bottom of page 12,
16 "and that these misrepresentations were material because a
17 reasonably prudent person involved in the purchase of mortgage
18 loans," etc.

19 MR. SINGER: How about "deciding whether to purchase."

20 THE COURT: "Involved in the decision to purchase"?

21 MR. SINGER: I think "involved" is --

22 THE COURT: It is "involved" that you are having a
23 problem with and I'm sympathetic to that. We're not going to
24 say "materially involved."

25 MR. SINGER: How about "the person purchasing."

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1 THE COURT: The point is it was more than one person
2 who made the decision. That's their point.

3 MR. SINGER: I'm not sure that there is evidence in
4 the record for that. But it could be so. But I think the
5 point I'm trying to make is that the relevant person is not
6 just somebody who may have had some involvement in the
7 decision. The relevant person at Freddie and Fannie.

8 THE COURT: I can remember testimony of at least one
9 and maybe two witnesses saying that decisions were sometimes
10 arrived at through consultation.

11 Well, I'll think about, we need a word instead of
12 "involved."

13 MR. SINGER: "Responsible for" would be another
14 option. My concern is that "involved" suggests that somebody
15 who had minimal responsibility --

16 THE COURT: That's the issue. Let me think about
17 that. If someone can come up with a good word, I'll accept
18 that change. What else?

19 MR. SINGER: So then harkening back to a point your
20 Honor just made in colloquy with the government counsel, we
21 would like -- I have a concern that the jury is being told this
22 is in effect a civil fraud claim. While that is partly true,
23 it is certainly a civil claim and it is certainly based on
24 fraud, the government has to prove that the defendants violated
25 criminal mail and wire fraud statutes.

DAL3BAN2

Charge conference

1 THE COURT: Only civilly.

2 MR. SINGER: Say again, your Honor?

3 THE COURT: Only civilly.

4 MR. SINGER: It's true that the claim is a civil
5 claim. But in order to prove the defendants are liable for the
6 civil claim, they have to show a violation of 18 U.S.C. Section
7 1341 or 18 U.S.C. Section 1343, which makes it, in my view, a
8 very unusual civil claim, and one that is predicated like a
9 RICO --

10 THE COURT: RICO is of course a predecessor to this.
11 In a civil RICO case, the jury is not -- at least in the cases
12 that have occurred before me, have not been told that these are
13 criminal statutes. They've just been told what the elements
14 are.

15 MR. SINGER: One of the elements is a pattern of acts
16 of racketeering. In that instance it is fairly clear in a RICO
17 case the defendant is being charged -- it isn't always criminal
18 in a RICO case, but it has to be a pattern of acts of
19 racketeering, many of which are criminal, and often those are
20 proved as criminal charges to the jury.

21 THE COURT: What is it you're asking for?

22 MR. SINGER: We had proposed language in our proposed
23 instruction number 13 and we can take that or something
24 shorter. I would point out the government also proposed very
25 similar language to what we proposed.

DAL3BAN2

Charge conference

1 THE COURT: Let me just say, so everyone remembers
2 this. The clear law of the Second Circuit, reiterated, at
3 least to my knowledge, 20 times over the course of decades, is
4 that if a submitted request to charge misstates the law in any
5 respect, the Court is free to disregard the entire charge.
6 Therefore, I won't burden the record with the fact that a great
7 many of the charges submitted by each of the parties here in
8 their original request to charge in one or more respects
9 misstated the law.

10 But I'm giving you an opportunity that the Second
11 Circuit doesn't require, but that I think is only fair, which
12 is, regardless of what you asked for before, which in many
13 respects went on for many sentences and was often right in some
14 of the sentences and wrong in some of the other sentences. If
15 you have a specific wording you want to give me now, on this
16 charge, I will consider that wording. But just to refer back
17 to charge 13 won't do me or you any good.

18 MR. SINGER: Understood. Let me give you some
19 language that's actually shorter than what we originally
20 proposed. So it may be more palatable. It would read:
21 Although this is a civil case, to prove its claim the
22 government must prove that the defendants committed -- or I
23 would say each of the defendants committed a criminal offense
24 of mail or wire fraud.

25 THE COURT: That is denied. I agree that succinctly

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Charge conference

1 makes the point you would urge upon Court. I believe it is
2 extraordinarily contrary to the notions underlying FIRREA.
3 That to suggests to the jury that they somehow have to find
4 something else, something of a criminal nature in an inherent
5 way beyond the elements they actually have to find. And
6 therefore, it is misleading and prejudicial. So I will not
7 give that. But your record is preserved.

8 MR. SINGER: Thank you, your Honor. Next suggestion
9 is in the first element, where elements are being summarized in
10 the first paragraph, first that there existed a scheme to
11 defraud Fannie Mae and Freddie Mac, I would suggest adding the
12 words "of money or property." Just to track the statutory
13 language.

14 THE COURT: It should be "and/or Freddie Mac," but I
15 agree that to add "of money or property" is good.

16 MR. SINGER: Continuing on, by false or fraudulent
17 pretense, representations or promises. We would ask to replace
18 the word "representations" with the word "statements." Not
19 because "representations" is legally incorrect, but because the
20 jury has heard so much about representations and warranties in
21 this case that we're concerned they will be confused when they
22 hear the word "representations" in this context it somehow
23 means the same thing, which obviously it does not.

24 THE COURT: It is the language of the statute. If you
25 want to have me add something later on further defining it, I'm

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Charge conference

1 happy to consider that. I don't think I should tamper with the
2 language in the statute in the first overview.

3 MR. SINGER: We'll give that some thought. It make
4 sense perhaps to tell the jury at this point that by the word
5 representation, I don't mean to say a contractual
6 representation and warranty. That means something different.

7 THE COURT: I understand the point. When we get down
8 to the bottom of the page 12, I'll consider language there. I
9 just want to make sure we stay on course. If that's the next
10 thing you have, I'll take that up now. If you have something
11 else before that on page 12, you should raise it first.

12 MR. SINGER: Okay. Next one in the materiality
13 section, we would request an instruction after the language
14 that's there now -- the language there now is "a statement is
15 material if it relates to a fact that a reasonably prudent
16 person would consider important in making a decision."

17 We would ask to add the language "to be material,
18 information misrepresented must be of some independent value or
19 bear on the ultimate value of the transaction."

20 THE COURT: First of all, there again, if at all, I
21 would take that up at the end of the next paragraph.

22 Just so you understand, I'm outlining the first in the
23 most abstract way the three elements. That's the first half of
24 page 12. Then, I give a further discussion of the first
25 element, also in an abstract way. And then in the second

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Charge conference

1 paragraph, beginning with "here specifically," that's where we
2 get to the particulars. So if it goes anywhere, that's where
3 it would go. Let's take up then the two points you've just
4 raised and we'll see.

5 You want to put in, first, on the issue of
6 misrepresentations what? I don't think there is any danger,
7 now that I look at it, that "misrepresentations" will be taken
8 to somehow be a reference to representations and warranties.
9 Although representations and warranties are of course a form of
10 representation.

11 MR. SINGER: Actually, it leads into a related concern
12 that we also had which is that we would ask for an instruction
13 that failure to abide by a contract or an agreement is not in
14 and of itself fraud. I think that's implicit in the
15 instructions but really needs to be explicit because so much of
16 the testimony --

17 THE COURT: That one I would consider. But it is not
18 doing me any use to have this sort of scattershot approach.

19 MR. SINGER: I understand.

20 THE COURT: On your request regarding substituting
21 "statements" for "misrepresentation," that's denied.

22 On your request that the materiality have the sentence
23 you were saying, I don't see what that adds to what is on the
24 top of page 13. And any prudent person involved -- or some
25 better word -- in the purchase of mortgage loans at Fannie Mae

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Charge conference

1 or Freddie Mac would have considered the true facts important
2 in deciding whether to purchase or how to price the loans.

3 MR. SINGER: The difference, your Honor, is that just
4 the fact that somebody might have considered important or may
5 have wanted to know about a particular process, for example,
6 that Countrywide was involved in, does not make it material.
7 It has to have actually affected the value of the transaction.
8 That's how I read the --

9 THE COURT: In this context, "materiality" means that
10 it is important to the mix of information that the purchaser
11 would take account of in deciding whether to purchase or
12 whether to price at a given price. I think that's the clear
13 law. I don't know of any contrary authority. But if you have
14 contrary authority, let me know.

15 Since we've given all you folks the request to come up
16 with some further authority, why don't we take a 10-minute
17 break while I take up this other matter that I have and then
18 we'll resume. You will need to leave the table, however. And
19 we'll call you back in about 10 minutes.

20 (Recess)

21 (Continued on next page)

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Charge conference

1 THE COURT: Well, the government is not here, so we
2 can proceed without them.

3 MR. SINGER: Your Honor, I have a few more requests I
4 would like to add.

5 THE COURT: We'll wait a minute or two.

6 So I agree with defense counsel that the government's
7 time for summation has to be limited to two minutes.

8 Oh, here's the government.

9 MR. ARMAND: We were in the conference room.

10 THE COURT: All right. So before we turn to other
11 things, did the government want to say anything more on the two
12 points that I had not accepted but which they said were
13 reflected in the Chacko case and the AUSA Life Insurance case.
14 It's a great name for a life insurance company.

15 MR. ARMAND: I like it. I think with regard to the
16 Chacko case, it's a criminal case, it's a mortgage fraud case.
17 And in that one the borrower had taken out loans that it was
18 clear he would not be able to pay back, and the court held that
19 it was appropriate to infer fraudulent intent from the fact
20 that the necessary result of having taken out this loan --

21 THE COURT: Where are you looking at?

22 MR. ARMAND: Where in the case specifically?

23 THE COURT: Yes.

24 MR. ARMAND: I don't have a copy of the case, but --

25 THE COURT: Sorry, I don't see that there was anything

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Charge conference

1 in the jury instruction there.

2 MR. ARMAND: It's not specific --

3 THE COURT: It says the question of sufficiency of the
4 evidence on defendant's intent to defraud, and the language in
5 the case is, "When it is clear that a scheme viewed broadly is
6 necessarily going to injure, it can't be presumed that the
7 schemer had the requisite intent to defraud." Citing Regent
8 Office Supply Company and United States v. D'Amato. If you
9 read that through to the end, however, what they're really
10 saying is that circumstantial evidence can carry the day on a
11 sufficiency challenge, which of course is unquestionably true.
12 It says nothing about any charge to the jury.

13 So I don't think that changed my mind on that issue.
14 What about the other case?

15 MR. ARMAND: Well, I think AUSA Life is similar.
16 Neither of the cases dealt with jury instructions, but they do
17 speak to the general precept of mail and wire fraud when the
18 government is proving fraudulent intent that circumstantial
19 evidence in the scheme itself can be used to show --

20 THE COURT: Yes, so let's get a little clearer on
21 this. The forbidden instruction, I went back and searched my
22 memory, always an arduous task, and I now remember that the
23 forbidden instruction is an instruction that you can presume
24 fraudulent -- you can presume someone intends the probable
25 consequences of their acts, or words to that effect. It was

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Charge conference

1 the word "presumption" that ultimately led to that instruction
2 being held improper, harking back, as you're too young to
3 remember to the famous Supreme Court case involving Timothy
4 Leary, and if you don't know who he is, you have led a
5 sheltered life, but I urge you to look him up. I see that
6 slightly older counsel is nodding his head.

7 MS. MAINIGI: Me, your Honor?

8 THE COURT: No, your colleague on the right.

9 But in any event, so I think if we cut out the
10 presumption language, it might be accurate as far as it goes,
11 but I don't see why one should, for either side, single out one
12 aspect of circumstantial evidence over any other. So I still
13 reject the instruction.

14 MR. ARMAND: Understood, your Honor.

15 Did your Honor wish to go back to bank counsel to
16 continue with their --

17 THE COURT: Yes.

18 MR. ARMAND: And I'll have some responses to some of
19 their arguments.

20 THE COURT: Yes, I will come back to you in a minute.
21 I want to hear from bank counsel and counsel for Ms. Mairone.

22 MR. SINGER: I think where we left off we were talking
23 about the materiality, particularly the instruction that we
24 requested that to be material the information misrepresented
25 must be of some independent value or bear on the ultimate value

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Charge conference

1 of the transaction.

2 THE COURT: First of all, I don't know what the heck
3 that means, for a start, but go ahead you were going to give me
4 a citation.

5 MR. SINGER: I can try to explain it, but the who
6 citations that use that formulation and almost those exact
7 words -- or not almost, but in those exact words, U.S. v.
8 Rigas, 490 F.3d 208, and U.S. v. Mittelstaedt, 31 F.3d 1208,
9 and I think --

10 THE COURT: Rigas is a Second Circuit case, the other
11 is a Second Circuit case?

12 MR. SINGER: Both Second Circuit cases. I think what
13 the cases are getting at is there can be testimony that a
14 person in a position to transact or purchase thinks that some
15 information that was not revealed to them or was misrepresented
16 to them is important, and says gee, I would want to know that.
17 In Mittelstaedt, I think the situation was I wouldn't want to
18 do business with someone who was dishonest, so I would have
19 wanted to know that the person I was transacting business with
20 was doing bad stuff. And court holds in both cases that what
21 really matters is are you getting what you paid for in the
22 transaction? And is what is going on -- is the information
23 that is being misrepresented having an actual effect on the
24 value of the transaction?

25 And so here it's an important instruction, because we

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Charge conference

1 have a lot of testimony, and I expect we'll hear a lot of
2 argument tomorrow about the how the HSSL process was a bad
3 thing and gee, we should have told Fannie and Freddie about the
4 process and the changes to the process. But what is really
5 important, and think this came out in Mr. Battany's testimony
6 on Friday in particular, is did it affect the quality of the
7 loans --

8 THE COURT: Let me see if I understand this, because I
9 have a vague recollection not of -- Rigas is a famous case but
10 there have been a number of cases in this area. So we have to
11 again distinguish, of course, as to all fraud cases between
12 omissions when there's no duty to speak and misrepresentations.
13 So I am selling you an interest, security interest in my
14 company, and I don't reveal that I have been convicted
15 previously for securities fraud. There was no duty, it's an
16 arm's length transaction, so we don't reach the question of
17 materiality, there's no duty. But now I say to you, in this
18 hypothetical transaction, you can trust me because I'm known in
19 the community as someone who deals honestly and
20 straightforward, and so even though this is a fairly new
21 company and there's not too much I can show you in terms of
22 hard data, trust me on this because of my reputation, and I
23 fail to reveal in saying that that my reputation is really
24 lousy because I have been convicted three times for securities
25 fraud. And you're saying that that would not be material, even

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1 though a reasonable purchaser would consider that very
2 important in those circumstances in this issue whether or not
3 to purchase the security?

4 MR. SINGER: I think I need to know a little more or
5 we need to know some more facts about the transaction.

6 THE COURT: Since I'm that making up this
7 hypothetical, ask me any question you want.

8 MR. SINGER: I will tell you what might be important
9 and what might not be. If the issue is the seller lied about
10 his reputation, lied about not having previous convictions when
11 in fact he did, but the company he's selling and the company
12 that the buyer is buying is worth the same amount regardless,
13 doesn't affect the value of the transaction, then I would say
14 it's not material.

15 THE COURT: That's the issue. So I will have my law
16 clerk pull those cases and we'll take a look.

17 DEPUTY CLERK: The second site again?

18 MR. SINGER: Mittelstaedt is 31 F.3d 1208. And while
19 we're at it, I can also give you U.S. v. Starr, 816 F.2d 94.

20 THE COURT: We'll put that on hold for a minute.

21 Go ahead.

22 MR. SINGER: Then moving on to the paragraph beginning
23 here specifically "The government alleges," we have the
24 sentence that reads or the portion that reads that a scheme was
25 devised to induce Fannie Mae and Freddie Mac to purchase

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1 mortgage loans originated through the High-Speed Swim Lane by
2 misrepresenting the loans were of higher quality than they
3 actually were, and I think --

4 THE COURT: And/or.

5 MR. SINGER: -- and/or had been subjected to greater
6 quality safeguards then they actually had been. This relates
7 to the materiality discussion that we have been having because
8 the government hasn't articulated -- and this came up on Friday
9 on the Rule 50 hearing as well, that the government has not
10 articulated how safeguards were misrepresented or how the
11 safeguards -- the idea is that the safeguards or the lack
12 thereof supposedly impaired the quality of the loans. And
13 that's what Mr. Battany cared about, and that's been the
14 government's theory all along and. Mr. Armand said this on
15 Friday, what the government is arguing is yes, the HSSL process
16 was bad, but the reason it was bad is because it had an adverse
17 effect on the quality of the loans and it's the quality of the
18 loans that the government is claiming was being misrepresented.

19 THE COURT: I think we went through this a little bit
20 on the Rule 50, and there is testimony in the record both ways
21 on this, but if for example, in my hypothetical, you designed a
22 way of processing loans that was calculated to eliminate any
23 checks whatsoever on bad loans so that the risk of a given loan
24 being bad was hugely increased, but in my hypothetical -- oh,
25 and then you represented to your purchaser that we're doing all

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1 the quality controls that you wanted us to do but by a fluke
2 the particular mortgage loan that in my simple hypothetical
3 involving a single loan was sold to the purchaser was good, the
4 purchaser testifies in my hypothetical I did get a loan that
5 happened to be what I had bargained for, but I never would have
6 bought it if I had known these facts because it was too big a
7 risk and I didn't want to assume, I would have never wanted to
8 assume that risk. Fraud or no fraud?

9 MR. SINGER: I think we're talking about two elements
10 and I want to distinguish them, if I can, in my answer before I
11 give you the bottom line, which is there is the question of
12 whether there's a misrepresentation and there's a question of
13 whether it's material. And I think --

14 THE COURT: See I think, just to interrupt you, I
15 think that is a scheme to defraud, meets all the elements of
16 scheme to defraud. Your damages, if this were a civil damages
17 civil action, might be zero, but there was a scheme to defraud
18 I think is clear.

19 MR. SINGER: The point I was making about this
20 instruction, though, is something that your Honor's
21 hypothetical has which this case is missing which is a
22 representation a false representation about process, where in
23 your hypothetical --

24 THE COURT: So that's a different point. I agree with
25 you that they have to show that there was a misrepresentation

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1 about process and they have to have testimony which a
2 reasonable juror could infer that if that misrepresentation
3 were false it would have been material to the purchaser or
4 someone, quote, involved, closed quoted, in purchase. We'll
5 still have to come up with a better word than "involved."

6 Let me ask the government, so what were the
7 misrepresentations that were made regarding the quality of the
8 process?

9 MR. ARMAND: Your Honor, with regard to the process, I
10 think the government's main position has always been that there
11 was no -- in terms of the duty to disclose, it was more of a
12 defensive argument, and the bank was claiming that they
13 disclosed the process. We were saying no, you did not disclose
14 the process.

15 THE COURT: So are you saying you're limiting your
16 claim to misrepresentations regarding the quality of the loans?

17 MR. ARMAND: Not with regard to the quality of the
18 loans. The misrepresentation about the quality of the loans is
19 in the rep and warrants which says they have to be quality
20 investments, they have to be investment quality. But with
21 regard to the misrepresentation about the process, to the
22 extent that they were making statements, the bank personnel
23 were making statements about the process, those statements
24 needed to be true and accurate.

25 THE COURT: Those are the statements I'm asking you to

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1 identify. What are those statements?

2 MR. ARMAND: Those are in the presentations that they
3 made, they claim they made to Freddie and Fannie about the
4 process. That did not completely disclose what they were
5 doing. There were statements in the presentations about how
6 they would continue to track Quality of Grade or quality scores
7 so they could make changes to people's compensation. During
8 that time there was a suspension of Quality of Grade. And so
9 it's really the statements that are in those --

10 THE COURT: Which exhibits are those?

11 MR. ARMAND: I could find them for you. I don't have
12 know the numbers off the top of my head, but there are two
13 presentations, one to Fannie and one to Freddie. They were
14 both used in Mr. Kitashima's testimony.

15 THE COURT: Forgive me, I must admit that in contrast
16 to my ordinary congenial, low-keyed manner, I have been quite
17 irritated at what has occurred here this morning on both sides.
18 You had the whole weekend. I got this you this charge on
19 Friday, early evening, people come in here and they say oh,
20 that's the case law but we don't know what case, we'll have to
21 look it up. People come in here and say, as right now, well,
22 there's some exhibit out there we are relying on but we don't
23 know off the top which exhibit it is. These are precisely the
24 kinds of issues that you all knew would come up at a charging
25 conference and I gave you the whole weekend to do it. And I'm

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1 just taken aback that we're constantly having: Can we get back
2 to you on the role of Countrywide? Can we get back to you on
3 citations? Can we get back to you on what exhibits?

4 Now this is a question, the question that we're now
5 discussing is one that has been raised by the defense from day
6 one, and you're telling me that you satisfy your alternative
7 prong, that's what it is, your alleging there was fraud either
8 because there was misrepresentations that the loans were of
9 higher quality than they actually were and/or, as you a half
10 hour ago asked me to substitute, have been subjected to greater
11 quality safeguards than they actually had been.

12 So my question is: What are the misrepresentations
13 that the loans had been subjected to greater quality safeguards
14 than they actually had been? And your initial response is a
15 more or less nebulous reference to certain presentations, and I
16 would like to know what specifically you're arguing and what
17 specifically is going to be argued in your summation as to
18 which were the misrepresentations made in those presentations.
19 And I would like to see the presentation and have you identify
20 exactly which they are.

21 So we'll take another five-minute break and you can do
22 that for me.

23 (Recess taken)

24 THE COURT: The exhibits are?

25 MR. ARMAND: Your Honor, the presentations are --

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1 DX729 is the Fannie Mae presentation and the Freddie Mac
2 presentation is DX4036, both of them are in the Cliff Kitashima
3 binder which is --

4 THE COURT: OK, let's get that out.

5 Government has recouped something by the way they just
6 showed up my law clerk. That's always a good thing. Anyway,
7 729.

8 MR. ARMAND: I guess, your Honor, before we get to the
9 exhibits, the reason why we're referencing the exhibits is just
10 to show that the extent they were giving information -- the
11 bank was giving information to Fannie or Freddie about their
12 processes that they needed to be accurate. With regard to the
13 misrepresentation about subjected to greater quality
14 safeguards, there isn't really a specific misrepresentation
15 that goes to that. It's more the representation about the
16 loans being investment quality and --

17 THE COURT: Well, are you withdrawing the alternative
18 theory? I go back to the bottom of page 12, "Here specifically
19 the government alleges and the defendants deny that one or more
20 of the defendants devised a scheme to induce Fannie Mae" -- and
21 I guess there should be and/or Freddie Mac -- "to purchase
22 mortgage loans through the High-Speed Swim Lane by
23 misrepresenting that the loans were of higher quality than they
24 actually were" -- that you clearly alleged -- "and/or have been
25 subjected to greater quality safeguards than they actually had

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1 been."

2 Are you withdrawing the latter part of that?

3 MR. ARMAND: No, your Honor, the language -- the
4 representation about being investment quality, it can be read
5 to include that the loans were subjected to proper quality
6 safeguards, because there's language that says that you're not
7 omitting anything material about the loan and that you don't
8 know of anything about the loan that would lead an investor to
9 conclude that it wasn't a quality investment. So that's why we
10 initially left it in. But the thrust of our --

11 THE COURT: Wait a minute. So that has nothing to do
12 with these presentations, you're talking about the general
13 language in the contract.

14 MR. ARMAND: Correct.

15 THE COURT: And let me hear that language again.

16 MR. ARMAND: It is with regard to Fannie Mae, it's
17 that there is -- it has to be a quality investment, the
18 investor knows --

19 THE COURT: This is contractual language, so --

20 MR. ARMAND: Correct.

21 THE COURT: Can we have the exhibit?

22 MR. ARMAND: Fannie Mae is PX1.

23 THE COURT: That shouldn't be too difficult to find.

24 MS. MAINIGI: Battany binder should have it, and
25 Sobczak binder.

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1 THE COURT: By the way, I remind counsel, while we're
2 talking about exhibits, we need to have indices and we also
3 need -- you need to be able to give my courtroom deputy at the
4 close of summations all the originals so that they can be
5 wheeled in to the jury as soon as my charge is completed.

6 MR. ARMAND: The parties are working to compile that,
7 your Honor.

8 THE COURT: Very good. So my law clerk just handed me
9 PX2, showing that he's arithmetically challenged.

10 Normally I would never beat up on a law clerk, but
11 this particular law clerk, Austin King, is not only incredibly
12 brilliant but has a very tough skin, so what the hell.

13 DEPUTY CLERK: I think PX2 is Fannie Mae, I think PX1
14 is Freddie Mac.

15 THE COURT: Is PX2 the same thing?

16 MS. JONES: Yes.

17 THE COURT: Point me in PX2 what you're referring to.

18 MR. ARMAND: Page 8, item 17.

19 THE COURT: 17. The lender knows of nothing involving
20 a mortgage, the property, the mortgager, the mortgager's credit
21 standing that can be reasonably expected to cause private
22 institutional investors to regard the mortgage as an
23 unacceptable investment, cause the mortgage to become
24 delinquent, or adversely affect the mortgage's value or
25 marketability.

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1 I will read that again and interrupt as necessary.
2 "The lender knows of nothing involving the mortgage, the
3 property, the mortgager, or the mortgager's credit standing --"
4 Let me pause there. Nothing directly in that process there at
5 all. Continuing -- "that can reasonably be expected to cause
6 private institutional investors to regard the mortgage as an
7 unacceptable investment, cause the mortgage to become
8 delinquent, or adversely affect the mortgager's value or
9 marketability."

10 And your position is that implicit in that is the
11 representation that we have not skewed the process so as to
12 maximize chance of mortgages that will become delinquent be
13 defective, be unacceptable to occur.

14 MR. ARMAND: Correct, your Honor.

15 THE COURT: Surely doesn't say that. This was drafted
16 presumably by Fannie Mae, needs to be read against them as a
17 matter of law. If that's protection they had wanted they could
18 easily have said that.

19 MR. ARMAND: It's the "knowing nothing involving the
20 mortgage," and that could be read to include a loan origination
21 process that is negatively impacting the quality of the loan.

22 THE COURT: It could be, but the question is whether
23 there's a basis on which this jury can infer that that is the
24 way it would have been read by the persons who allegedly
25 created the fraudulent process. Now I believe, correct me if

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1 I'm wrong -- is there any evidence that Ms. Mairone, let's
2 start with her, ever read this contract?

3 MR. ARMAND: I think she testified that she was aware
4 that the loans were sold with representations and warranties.
5 I don't believe she was specifically shown this provision.

6 THE COURT: Was she asked whether that included her
7 understanding that there had to be a disclosure if the process
8 was defective, or words to that effect?

9 MR. ARMAND: I don't believe so, your Honor.

10 THE COURT: What about Mr. Kitashima?

11 MR. ARMAND: He testified that he was aware that the
12 loans that were sold to Fannie Mae and Freddie Mac needed to
13 be -- they came with representations and warranties, and they
14 needed to be investment quality, but he also was not shown the
15 specific provision and asked did you understand this to include
16 process or not. So I agree with your Honor, it's not -- the
17 record is not strong on this point, and we're not going to be
18 arguing it in the closing, and so ultimately --

19 THE COURT: If you're not going to argue it at closing
20 then we better not charge the jury about it.

21 MR. ARMAND: So ultimately I think we probably
22 could --

23 THE COURT: So I'm going to strike that part of. And
24 that, by the way, makes much more relevant the language which I
25 prudently added about the preliminary instructions no longer

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1 being binding. So I think there are -- so the sentence now
2 reads here: Specifically the government alleges and the
3 defendants deny that one or more of the defendants devised a
4 scheme to induce Fannie Mae and/or Freddie Mac to purchase
5 mortgage loans originated through the High-Speed Swim Lane by
6 misrepresenting that the loans were of higher quality than they
7 actually were, and that these misrepresentations were material
8 because a reasonably prudent person involved in the purchase of
9 mortgage loans of Fannie Mae or Freddie Mac would have
10 considered the true facts important to decide whether to
11 purchase the loans.

12 Now I think that eliminates also your business about
13 materiality, but for what it's worth, the extra sentence that
14 you wanted to add, I don't see it in any of the cases you cited
15 to me.

16 MR. SINGER: Let me give you the cites, your Honor, it
17 is in the Rigas case, it's on page 231, quoting we have also
18 held that, "To be material, the information withheld either
19 must be of some independent value --"

20 THE COURT: Where?

21 MR. SINGER: The bottom of the left hand column of
22 231.

23 THE COURT: Yes. So they say there, they're talking
24 about -- first of all, this is has nothing to do with the
25 holding that they get to on the materiality five pages later,

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1 but in any event I will read the whole paragraph: The scheme
2 to defraud clause requires that the defendant engage in a
3 pattern or course of conduct designed to deceive a federally
4 chartered or insured financial institution to releasing
5 property with the intent to victimize an institution by
6 exposing it to actual or potential loss. Citing a case called
7 Stavroulakis. First, the government must prove that the
8 defendant engaged in a deceptive course of conduct by making
9 material misrepresentations. Citing several cases. A false
10 statement is material if it has a natural tendency to influence
11 or is capable of influencing a decision of a decision-making
12 body to which it is addressed.

13 I notice you haven't asked for that language about the
14 natural tendency, et cetera. Then it says we have also held
15 that to be material, quote, the information withheld either
16 must be of some independent value or must bear on the ultimate
17 value of the transaction, whatever that means, citing United
18 Services quoting United States v. Mittelstaedt. Analysis of
19 the misrepresentation must be in the context in which they were
20 made. Quote, materiality must be judged by the facts and
21 circumstances in the particular case.

22 Now with my great apologies to the learned panel of
23 the Second Circuit, this bears all the earmarks of some law
24 clerk being asked to go out and collect all the boilerplate on
25 materiality and throw it in here since it has very little to do

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1 with the discussion that proceeds later about materiality about
2 the specific Rigas. But they're quoting Mittelstaedt, so the
3 source of all this language is supposedly Mittelstaedt.

4 MR. SINGER: The quote is accurate. It's on page 1217
5 of Mittelstaedt on the right-hand column.

6 THE COURT: I don't have Mittelstaedt for some reason.

7 MR. SINGER: I would be happy to pass it up.

8 THE COURT: Here it is. I'm sorry, here it is. So
9 where is it in Mittelstaedt?

10 MR. SINGER: 1217 on the bottom right.

11 THE COURT: 1217.

12 MR. SINGER: First sentence of the paragraph that ends
13 the page.

14 THE COURT: To be material, the information withheld
15 either must be of some independent value or must bear on the
16 ultimate value of the transaction. See Carpenter v. United
17 States, 484 U.S. 19. And I have some familiarity with that
18 case since I represented Mr. Carpenter, and it says nothing of
19 the kind. What they say -- they quoted from Carpenter, and the
20 quote is: The words "to defraud" in the mail fraud statute
21 have the common understanding of wronging one in his property
22 rights by dishonest methods or schemes and usually signify the
23 deprivation of something of value." That, of course, is
24 unexceptionable, but doesn't really support. But in any event,
25 I don't understand, now that we have cut out the clause about

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1 the process, I don't understand how what you're saying adds
2 anything.

3 MR. SINGER: I think cutting out the clause on the
4 process helps with the problem because it does go to the same
5 issue, which is that I'm concerned that the jury is going to be
6 confused by all the testimony about the process, which took up
7 a lot of the case, and they're going to think that if --

8 THE COURT: Certainly bears on intent.

9 MR. SINGER: I'm not arguing for at least right now
10 that the testimony should have been excluded, all I'm saying is
11 for the purposes of this instruction I don't want the jury to
12 come away with the view just because somebody at Fannie Mae or
13 Freddie Mac might have cared about the process means that it
14 was material.

15 THE COURT: But as it now reads, the instruction is:
16 Here specifically the government alleges and the defendants
17 deny that one or more of the defendants devised a scheme to
18 induce Fannie Mae and/or Freddie Mac to purchase mortgage loans
19 originated through the High-Speed Swim Lane by misrepresenting
20 that the loans were of higher quality than they actually were.

21 That seems unequivocal. And also materiality then is
22 about whether the quality of the misalleged -- if they had
23 known the true facts about the quality, that would have caused
24 them not to purchase, which is what the sentence goes on to
25 say. So I don't think anything further is necessary.

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1 MR. SINGER: One more quibble about the end of that
2 sentence. The reference to the facts important in deciding
3 whether to purchase or how to price the loans, the government
4 has never alleged that the HSSL process or any fraud in this
5 case led to Fannie and Freddie paying an unfair price. It's
6 not a question of pricing, the theory --

7 THE COURT: There has certainly been testimony about
8 that.

9 MR. SINGER: I don't think so. I think there was
10 testimony from Mr. Battany --

11 THE COURT: For example, I recall testimony where
12 government said if you had known X and Y, would that have been
13 important? Yes, it would have affected the purchase or the
14 pricing.

15 MR. SINGER: In cross-examining Mr. Battany they asked
16 a question in terms of purchase and pricing. I think that's
17 the first and only time they did that, because Mr. Battany
18 testified --

19 THE COURT: So all they need is one.

20 MR. SINGER: The issue is what is their claim in this
21 case. It has always been that the HSSL process made the loans
22 not investment quality so they could not be sold under the
23 contracts. The contracts specified that the loans have to be
24 investment quality to be sold, and if they're not investment
25 quality, the government's theory has been they shouldn't be

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1 sold at all. They have never alleged in the case that Fannie
2 or Freddie paid too high a price for the loans or they should
3 have paid a lower price, the issue is: Could they be sold at
4 all?

5 THE COURT: Let me hear the government on that.

6 MR. ARMAND: I think, your Honor, our argument is that
7 it would have been important to their purchasing decision
8 generally, which would include pricing. We haven't tried to
9 put in evidence to assess --

10 THE COURT: It may -- they shouldn't have offered it
11 at all, but if they did, the bank, Fannie Mae and Freddie Mac,
12 could either say, you know, you're selling us a used car
13 instead of a new car, but we'll pay you a used car price. I
14 think that's consistent with the claims in this case.

15 MR. ARMAND: And your Honor, I believe there is some
16 testimony from Mr. Sobczak and Tanabe on the issue of pricing,
17 and that these would have impacted their decisions, including
18 pricing. But the government has not been trying to limit
19 itself to simply the argument that the loans couldn't have been
20 purchased at all, it's just if you had this information about
21 the quality of the loans, the lack of quality of the loans,
22 would it have been important to you in making your decision.
23 The decision could be to not purchase them at all or it could
24 be to charge a different price. It's all about getting the
25 information, and what you do with it is the prerogative of the

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1 buyer, but they need to have it.

2 THE COURT: Yes.

3 MR. SINGER: It's an interesting theory. It's the
4 first time we're hearing it. It's not in the complaint. It's
5 not asserted in the opposition to any motions. I never heard
6 it mentioned by the government. It come up a few times off
7 hand in testimony, the issue of how the GSEs priced the loans
8 and Mr. Battany's involvement in the process, but it has never
9 been the government's claim, and we're defending against it now
10 for the first time. I don't think that's fair.

11 MR. ARMAND: This was an issue that was part of the
12 discovery.

13 THE COURT: If I had a nickel for every time one
14 counsel or another in this case told me in open court or the
15 side bar that something was unfair I would be a very wealthy
16 fellow. I don't think -- the last I checked, I have to decide
17 these matters as a matter of law, not a matter of equity. And
18 it's hard for me to believe that anything in this case at this
19 stage could be fairly said to be unfair. There was plenty of
20 testimony about it. I agree the testimony was later, but long
21 before the defense originally was going to rest its case.

22 But let's see, I think the operative document here is
23 the complaint. Let me see if I can find a copy of the
24 complaint. I will say there is one other relevant document,
25 which is the pretrial consent order where the government puts

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1 forth its statement of disputed facts, but let me look first at
2 the complaint.

3 Well, the complaint goes on for --

4 MR. ARMAND: Your Honor, I could direct your Honor to
5 paragraph 33 does mention pricing.

6 THE COURT: 33 of the complaint?

7 MR. ARMAND: Of the complaint, yes.

8 THE COURT: Let me take a look at that.

9 Yes, that's true.

10 MR. ARMAND: But I think also it's generally part of
11 the government's argument that the information is material, the
12 quality of the loans is materially their decision. And earlier
13 in paragraph 33 discussing the rep and warrant model and what
14 they're used for it talks about pricing.

15 THE COURT: Well, I'm inclined to leave it in for now.
16 I will think a little bit more about it as we discuss it, but I
17 am inclined to leave it in for now.

18 MR. SINGER: The last citation, paragraph 183, is the
19 charging language of the complaint.

20 THE COURT: 183?

21 MR. SINGER: Looks to me like it's talking about
22 misrepresentations that the loans complied with the guidelines,
23 which would make them unsaleable, not that it would change the
24 price.

25 MR. ARMAND: I would add, your Honor, that the whole

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1 idea of variances is dealing with the situations where loan
2 products fall outside of the guidelines, and they're making
3 pricing decisions. Maybe Freddie or Fannie are willing to
4 purchase the loans outside the guidelines for some price.

5 THE COURT: That paragraph has nothing to do with the
6 issue here, the issue here is the definition of materiality.

7 MR. SINGER: The entire claim is about
8 misrepresentations that took the loans outside the guidelines
9 and therefore made them ineligible for sale.

10 (Continued on next page)

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Charge conference

1 THE COURT: Yes, but you have had a great deal of
2 evidence that they didn't care about this. They expected a
3 certain amount of problems, which I allowed in on the issue of
4 materiality. And the government's response is, they did care
5 about it. It was important to them. Either because it would
6 have affected the purchase itself, or, it would have affected
7 the price of the purchase.

8 I don't see anything in that paragraph that's
9 addresses that at all. It is a different issue.

10 MR. SINGER: I agree that the paragraph doesn't deal
11 directly with materiality. It just deals with what the
12 government's claim is about what was misrepresented.

13 THE COURT: Where this comes up is on the issue of
14 materiality.

15 MR. SINGER: Materiality only matters if it is tied to
16 what was misrepresented.

17 THE COURT: The misrepresentation is the quality of
18 the loans. But not every representation or misrepresentation
19 of the quality of the loans is material. So the question then
20 is, how does the jury decide what's material.

21 Under your approach, to be material, the information
22 withheld either must be of some independent value, or, must
23 bear on the ultimate value of the transaction. United States
24 v. Rigas; citing United States v. Autuori; citing United States
25 v. Mittelstaedt.

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1 If we accept your view, pricing is absolutely
2 involved. It bears on the ultimate value of the transaction.

3 MR. SINGER: I would concede that under my view
4 pricing would bear on the ultimate value. The argument I'm
5 making now is it depends on what the misrepresentation is that
6 the government alleges. The question is whether that
7 misrepresentation is material.

8 THE COURT: Would you rather I take out the language
9 about the reasonable purchaser who considered the true facts
10 important in deciding whether to purchase or how to price the
11 loans, and substitute that a reasonable person involved in the
12 purchase would have considered the true facts important as
13 bearing on the ultimate value of the transaction?

14 MR. SINGER: No, I prefer what's in there now.

15 THE COURT: I thought you would. Let's move on.

16 MR. SINGER: All right. Circling back to something
17 that I think this is now the time for. I had mentioned earlier
18 that we'd like an instruction that says the failure to abide by
19 a contract or an agreement is not itself fraud.

20 THE COURT: All right. I just realized from looking
21 at the clock that we need to take our lunch break now because
22 I'm meeting another judge for lunch. We are going to go as
23 long as necessary until we finish all this, and I'm sorry for
24 all the breaks. But we'll continue at 2 o'clock.

25 MR. SINGER: Thank you.

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Charge conference

1 (Recess)

2 (In open court)

3 THE COURT: So, I think we're up to any other edits,
4 etc., you have or bank counsel has for instruction number nine.

5 MR. SINGER: Yes, your Honor. We'd like an
6 instruction that failure to abide by a contract or breach of
7 contract is not by itself fraud.

8 THE COURT: Well, what is the government's view on
9 that?

10 MR. ARMAND: Your Honor, we would oppose an
11 instruction with regard to breach of contract. I think whether
12 or not there is a breach of contract is irrelevant to the
13 question of fraud. The government has to prove the elements of
14 mail and wire fraud. If we do that, we have proven fraud. The
15 existence of a contract is irrelevant.

16 Now, to the extent we start delving into, well, if you
17 don't comply with certain parts of your contract, even if it is
18 intentional, it is not fraud. We would have to instruct the
19 jury on aspects of a breach that could be fraud. If you never
20 intend to comply with your promises under your contract, that's
21 fraud. If you misrepresent a present fact, for example, like
22 your Honor's cow hypothetical, or misrepresenting the quality
23 of loans that you are selling at that particular time, that
24 also could be fraud.

25 So if we now have to start giving the jury information

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1 about how to navigate a breach of contract and whether or not
2 it could rise to fraud or not, it is really going to confuse
3 them.

4 THE COURT: What you're saying is to the extent we got
5 into this at all, which seems totally unnecessary given the
6 very simple instructions they've received about what
7 constitutes fraud, it would be a very complicated and detailed
8 and probably confusing instruction.

9 Let me hear from defense counsel.

10 MR. SINGER: I don't think we are asking for anything
11 complicated. I'm just asking for a simple statement that a
12 breach of contract in itself is not fraud. Fraud has to meet
13 the elements that your Honor will be instructing on. I was
14 very interested to hear that contract provisions are not
15 relevant in this case, since they were projected up on the
16 screen for the jury.

17 THE COURT: No, I don't think he said that.

18 MR. SINGER: If I may, your Honor --

19 THE COURT: The difficulty I think is this. It is of
20 course correct that breach of contract is not a fraud. The
21 ambiguity arises from some of the activities that were
22 undertaken that the government alleges constituted fraud, could
23 also be arguably construed as breaches of contract. So, there
24 is a potential for a misunderstanding of such an instruction.
25 Hang on just a second.

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1 How about this at the end of the first full paragraph
2 on page 13. That paragraph now reads: While the government
3 must prove that a scheme to defraud Fannie Mae or Freddie Mac
4 existed, the government is not required to prove that the
5 scheme to defraud actually succeeded, that a given defendant
6 personally benefited from the scheme to defraud, or that any
7 victim actually suffered any loss as a result of the scheme to
8 defraud.

9 Then I would add the following: However, a mere
10 breach of contract by itself is not fraud; there must be,
11 instead, an intentional plan and purpose to defraud.

12 MR. SINGER: That works for me, your Honor.

13 THE COURT: I will adopt that. Go ahead.

14 MR. ARMAND: Your Honor, if I could just make a record
15 on this point. We do think it would be prejudicial to have an
16 instruction with regard to breach of contract. What we're
17 concerned about is because of the fact that the particular
18 misrepresentation that we're honing in on in this case are in
19 contracts, that the jury will conclude that just because those
20 representations weren't complied with, that the fact that they
21 weren't complied with means there is no fraud.

22 I understand your Honor has added the semicolon to
23 make clear there needs to be more. What we're concerned about
24 is they will hear that because there is a contract, that's
25 where the misrepresentations are, and if they weren't complied

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Charge conference

1 with, that that can't be fraud. They will be confused --

2 THE COURT: I don't know that they will. I think the
3 defense is going to argue, and I think this is a fair argument,
4 if there were mistakes made here, ladies and gentlemen, and as
5 a result, there were breaches of the contract, that's not
6 enough to find us liable. As the Court will tell you, a mere
7 breach of contract by itself is not fraud. There has to be an
8 intentional plan or purpose to defraud.

9 I think that is a material part -- you'll forgive the
10 term -- of the defense in this case, is that they don't
11 necessarily agree that any mistakes were made, but to the
12 extent there were, and to the extent there were breaches in the
13 contract, it was non-intentional.

14 I'll think about all this a little bit more as we go
15 on this afternoon but for now I'm leaving it in.

16 MR. ARMAND: Understood. The jury may be confused
17 about what a breach of contract actually is. Seeing as though
18 this isn't a breach of contract case.

19 THE COURT: That's a fair point, except that so far as
20 it concerns this case, I think -- breach of contract is a
21 fairly simple, every day kind of concept.

22 Who is giving the closing argument for the banks?

23 MR. SINGER: Mr. Sullivan.

24 THE COURT: That's what I figured and he unfortunately
25 is not here. I think I can see dangers if defense counsel

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1 misused this instruction in their summation. Which, as I
2 indicated yesterday, we're going to talk about limits on both
3 summations anyway, which I'm sure will be conveyed to
4 Mr. Sullivan and others.

5 MR. SINGER: The danger I see, your Honor, goes the
6 other way. If we didn't have an instruction like this, the
7 jury is going to feel like they've seen these references to
8 contract provisions, the government's argued they were
9 breached, and that's a fraud.

10 THE COURT: Remember, I already at an earlier stage in
11 the case instructed the jury about how contracts are binding
12 and so forth. I forget the exact context in which that arose.
13 But that had to be explained to the jury.

14 For the moment I'm going to leave it. Let's move on
15 but I'll hear further on this before we close for today.

16 MR. SINGER: Okay. Your Honor, the next comment we
17 had is in the next paragraph, just a small wording suggestion.
18 There is a reference the words "any victim." Could we --

19 THE COURT: Where is this?

20 MR. SINGER: Sorry. It is in the next paragraph.
21 Beginning "while the government must prove that the scheme to
22 defraud Fannie Mae and Freddie Mac existed, the government is
23 not required to prove that the scheme to defraud actually
24 succeeded, that a given defendant personally benefited from the
25 scheme to defraud, or that any victim actually suffered any

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1 loss as a result of the scheme to defraud."

2 We would just ask that the word "any victim" be
3 changed to the words Fannie Mae or Freddie Mac. Since those
4 are the only entities at issue here.

5 THE COURT: I'll give you that. Or that Fannie Mae or
6 Freddie Mac. Go ahead.

7 MR. SINGER: Okay. Then going into the second
8 element, the next paragraph, toward the last sentence of the
9 paragraph, and I just want to preserve our record on this since
10 we've already discussed it when it was referenced earlier,
11 there is a reference to affecting the pricing loans. I just
12 want to preserve an objection to that language.

13 THE COURT: Where are you talking about now?

14 MR. SINGER: The sentence beginning similarly.
15 Similarly --

16 THE COURT: Requires that the given defendant you are
17 considering purposely intended to deceive either May or Freddie
18 Mac or both by seeking to sell them mortgage loans or affecting
19 the pricing of those loans through false.

20 Yes, you are preserving your objection to the pricing.

21 MR. SINGER: Yes. The last word of that sentence I
22 mentioned earlier that I'm concerned about the word
23 representations, and it gets back to the contract point. Is
24 that a fair place to change "representation" to "statements"
25 since we're not quoting the statute anymore?

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1 THE COURT: No, I'm going to leave it as is. I think
2 it's clearly throughout, and I think to change it here would
3 lead the jury to believe that somehow it's something different
4 from what was referred to earlier. So I'm going to leave as
5 is.

6 MR. SINGER: The next sentence as to the bank
7 defendants, and the only issue we had with this one is that it
8 appears to be limited to intent. We would like it to say that
9 the bank defendants -- liability can be established only if one
10 of those three persons participated in a scheme to defraud with
11 fraudulent intent just described.

12 Because I think what we are really talking about is
13 imputation of fraudulent conduct, which covers more than just
14 intent. It also covers the participation the acts of the
15 individual.

16 THE COURT: All right. So, this would be revised as
17 follows: As to the bank defendants, such an intent can be
18 imputed to them if but only if at least one of three managerial
19 persons, Rebecca Mairone, Clifford Kitashima, or Greg Lumsden,
20 participated in the fraudulent scheme with such an intent.

21 Right? That's what you want?

22 MR. SINGER: That would work, yes, your Honor.

23 THE COURT: All right. As to Ms. Mairone, however, it
24 can be found personally liable only if she personally
25 participated in such a scheme. Such a fraudulent scheme with

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Charge conference

1 such intent. Right?

2 I'm just saving time so that Mr. Mukasey won't have to
3 raise that later.

4 MR. MUKASEY: No, I'm going to actually -- are you
5 done with the second element?

6 MR. SINGER: Yes.

7 MR. MUKASEY: Because I have a couple of thoughts.

8 MR. ARMAND: Are we -- if we're still sort -- I'm
9 sorry to interrupt. The government wanted to lodge an
10 objection to the change.

11 THE COURT: Why?

12 MR. ARMAND: Just it's arguably redundant, if we are
13 talking about --

14 THE COURT: It is arguably redundant, but I think it
15 is not verbosely so. And it could possibly clarify some
16 possible doubt or questions. So I don't see the harm.

17 MR. ARMAND: I guess my only point was that we've
18 already talked about what scheme to defraud is and it concludes
19 that the intent to defraud.

20 THE COURT: Yes, yes, yes that's all true. But I
21 think this is fine. Thank you.

22 MR. MUKASEY: Judge, this is sort of a nitpick just in
23 terms of the linguistics.

24 THE COURT: That has not stopped any of your
25 colleagues.

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1 MR. MUKASEY: The second full sentence in the second
2 element, paragraph one that begins it is not enough. It ought
3 to say "it is not enough that the defendant you are
4 considering" as opposed to it is not enough that defendant.

5 THE COURT: Yes, all right. I agree.

6 MR. MUKASEY: Now, towards the last sentence of this,
7 and I appreciate the changes that your Honor has just made. My
8 concern, obviously, is that it is confusing to the jury that
9 Kitashima, Lumsden, and Mairone all can bind the banks through
10 the principle of respondeat superior, yet Mairone is the only
11 one sitting here at the table. And I'm wondering if we could
12 not add some language that says the fact that Ms. Mairone is
13 named as a defendant should not weigh in your determination
14 of --

15 THE COURT: No, I'm not going to give that charge.
16 But there was something else you had mentioned earlier that I
17 thought had more colorable --

18 MR. MUKASEY: My original thought, until your Honor
19 shot it down this morning, was to move the concept of the
20 managerial agent earlier in --

21 THE COURT: Yes. That's still shot down. But I wish
22 when I shoot that they would stay dead. But I thought --

23 MR. MUKASEY: You raised it.

24 THE COURT: I thought the point you made earlier that
25 maybe should come in here, was something sort of summing up the

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1 point. In other words, if Ms. Mairone is liable, that can bind
2 the bank. The fact that the bank is liable does not bind
3 Ms. Mairone.

4 MR. MUKASEY: Right. I have a good place to put it.
5 It is essentially, we just sort of looked it up the best we
6 could find sort of a basic proposition, but the best we could
7 find is the restatement of torts. You have correctly and we
8 have all correctly encompassed the idea of respondeat superior.
9 The jury should be told there is no such thing as respondeat
10 inferior.

11 Before the last sentence of the second element which
12 you just revised, I thought you could put in "a finding that
13 one or more of the bank defendants is liable does not mean you
14 must find that Ms. Mairone is liable." Then your final
15 sentence which you just revised, Ms. Mairone may be found
16 liable if etc., etc. So it would be the second to last
17 sentence of this element. You sort of say --

18 THE COURT: All right. Give me a minute here.

19 MR. MUKASEY: Sure.

20 THE COURT: Here's what I think would encapsulate
21 that. I'm not sure whether the other parties including the
22 bank defendants want this. But, I would put this at the very
23 end of that paragraph, right after the word "intent."

24 "In other words, if you find Ms. Mairone liable, you
25 must also find the banking defendants liable; but the banking

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1 defendants may be liable even if you find Ms. Mairone not
2 liable.

3 Let me make sure before I hear from the other parties,
4 that's what you wanted in essence, yes, Mr. Mukasey? Do you
5 want me to read it again?

6 MR. MUKASEY: I'm reading it off the screen if you
7 just give me one second, Judge.

8 THE COURT: Yes.

9 MR. MUKASEY: Right. No. I understand the banks
10 don't want that, and that's actually not really what I was
11 asking for.

12 THE COURT: Isn't that the point?

13 MR. MUKASEY: But I think that that point is made in
14 the second to last sentence as you have it now. As to the bank
15 defendants, such an intent can be imputed to them if one of the
16 three had the necessary intent and participated in the scheme.
17 But, the converse is not true.

18 THE COURT: That's there right now.

19 MR. MUKASEY: A finding that one or more of the bank
20 defendants is liable doesn't mean you must find that
21 Ms. Mairone is liable.

22 THE COURT: But what is different between what you
23 just said and what the present second sentence says?
24 Ms. Mairone, however, can be found personally liable only if
25 she personally participated in such a fraudulent scheme with

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1 such intent? Isn't that exactly substantively the same as what
2 you just read.

3 MR. MUKASEY: I think it is probably substantively the
4 same. I think it is more understandable using my language.
5 But I'd offer that with great respect, obviously.

6 THE COURT: All right. I'm going to stick then with
7 the original because I infer that the bank defendants were not
8 thrilled at my suggestion.

9 MR. ARMAND: The government would be fine with your
10 suggestion.

11 THE COURT: All right. I wouldn't be surprised if the
12 jury at some point asks us whether they can find the banks
13 liable even if they don't find Ms. Mairone liable, and then we
14 would instruct them yes, but only if you find Mr. Kitashima or
15 Mr. Lumsden to have the requisite intent, etc.

16 MR. ARMAND: Your Honor, one other related point. I
17 am not sure if this is the right place for it. But with regard
18 to the limiting instruction that's been placed on certain
19 evidence hearsay with regards to Ms. Mairone, it can be used as
20 against the banks. With regard to Ms. Mairone's intent for
21 imputing liability to the bank, we would think the limiting
22 instruction would not apply. It would only apply for purposes
23 of her liability personally.

24 THE COURT: I understand the point and it is an
25 interesting point, but I don't think it's right. Because if

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1 evidence that was introduced only against the bank but not
2 against her were used to infer her intent or her participation,
3 even if it was only for the purpose of then imputing that in
4 respondeat superior to the bank, it would still mean -- well, I
5 don't know. Actually, that's a really interesting question.

6 However, let me start with this. It's going to be
7 endlessly confusing, is it not, to try to make that
8 distinction?

9 MR. ARMAND: We could try to come up with some
10 language.

11 THE COURT: How can you make an argument in summation,
12 and it goes like this, if I understand. Now, in assessing
13 whether Ms. Mairone is liable, you cannot consider what this
14 hearsay evidence shows about her intent or her participation or
15 her scheme to defraud. But, ladies and gentlemen, you can
16 consider it as to her intent, as to her participation in the
17 scheme to defraud, etc., etc., for purposes of determining
18 whether the government has made out its case as to her for the
19 limited purpose of imputing liability on that basis to the
20 bank.

21 MR. ARMAND: It is really --

22 THE COURT: While you're at it, ladies and gentlemen,
23 we have several philosophical conundrums we'd like to present
24 to you.

25 I just think it will be endlessly awkward to instruct

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1 them on that.

2 MR. ARMAND: There may be a way to do it with regard
3 to the limitation, for purposes of liability, yes, for her own
4 personal liability we agree that it can't be used to show her
5 personal liability. But, she should otherwise, for purposes of
6 holding the bank liable, be treated the same as Mr. Comeaux --
7 I'm sorry. Mr. Lumsden or Mr. Kitashima.

8 THE COURT: I understand the point. I'm not quite
9 sure what the case law is. I'll bet there is none. I think
10 you could argue it fairly both ways. In some ways the
11 government brings it on itself by naming an individual. On the
12 other hand, the argument the other way is that doesn't mean the
13 government should be deprived of the evidentiary rights it
14 would have against the bank. If the bank were the only
15 defendant, then none of this would have been hearsay. It
16 wasn't hearsay as to the banks. It would come in even if the
17 jury could infer something about Ms. Mairone or anyone else.

18 On the other hand, here, it raises I think a very
19 distinct danger of creating a dichotomy that jurors as
20 non-lawyers would have difficulty applying, and therefore might
21 very well trench on Ms. Mairone's rights not to have this used
22 against her personally.

23 So, I think it is, if you will, akin to a 403-type
24 problem. I think you may be right on the law, but I worry
25 about how we could ever put this before a jury in a way that

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1 would be so easy for them to distinguish and apply that we
2 could have confidence in it.

3 Do you have some proposed language in that regard?

4 MR. ARMAND: I can for you, your Honor, in a few
5 moments.

6 THE COURT: Okay. For now I'm going to deny without
7 prejudice to your raising it at the end of the hearing.

8 MR. ARMAND: Thank you, your Honor.

9 MR. SINGER: Your Honor, I think we're ready for the
10 third element if you are.

11 THE COURT: I'm just glad we are not dealing with the
12 periodic table.

13 MR. SINGER: I couldn't tell you what the third
14 element is. That's my chemistry education speaking.

15 THE COURT: You're much too young, I guess to know the
16 songs of Tom Lehrer.

17 MR. SINGER: I could tell you some of them, but not
18 that one.

19 THE COURT: Tom Lehrer, still alive and living in
20 Cambridge, Massachusetts, took all the elements of the periodic
21 table and found out which ones rhyme, and put them together to
22 the tune of "I Am the Very Model of a Modern Major General."
23 That's a song by Gilbert and Sullivan. You may not know who
24 they are either. And performed it in his last public
25 performance in 1973 on PBS.

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1 Anything else you'd like to know about it?

2 MR. SINGER: No.

3 MR. MUKASEY: You are sure that's not Timothy Leary?

4 THE COURT: They were neighbors.

5 MR. SINGER: On the use of the mails and the wires,
6 just a couple of wording suggestions. The language after the
7 dashes, after the clause "such interstate communication
8 includes, among other things, interstate telephone calls and
9 interstate e-mails."

10 Two requests on that. Just to avoid confusion and
11 consistent with some other instructions, instead of
12 "interstate," I'd much rather use "telephone calls between
13 people in two different states and e-mails between people in
14 two different states." That's the way that the Sand
15 instruction phrases it and that's the way that your Honor's
16 Rodin instruction phrased it. I think it is clear to the
17 jurors what interstate means in this context.

18 The other suggestion would be just to take out the
19 words "among other things" because I don't think there are
20 other things alleged.

21 THE COURT: The second point I certainly want to hear
22 if there is any other thing that they're alleging.

23 MR. ARMAND: I believe there are facsimiles in the
24 loan files.

25 THE COURT: Then we'll leave it in. If what you want

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1 to say is "such interstate communication includes, among other
2 things. telephone calls and e-mails that traveled between two
3 states."

4 MR. SINGER: That would work, yes.

5 THE COURT: All right.

6 MR. SINGER: Instead of among other things, if the
7 other things are facsimiles, we would could just add facsimile
8 to the list and take out the among other things.

9 MR. ARMAND: There are also wire transfers I believe.

10 THE COURT: The government will have to refer to these
11 on its summation or the jury may send us a note if they have
12 any questions about it. But, I'm inclined not to give a
13 laundry list on that, so we'll leave it "among other things."

14 MR. SINGER: I'm done with number nine, your Honor.

15 THE COURT: All right.

16 MR. MUKASEY: May I have a moment to confer with
17 Mr. Singer for a second.

18 THE COURT: Yes.

19 MR. MUKASEY: Thank you, Judge.

20 THE COURT: All right. Anything from government
21 counsel -- we'll go back to things we left open in a minute.
22 But anything about instructions 10 or 11?

23 MR. ARMAND: Not with regard to 10 and 11. We still
24 do have a couple of things to go back to on nine.

25 THE COURT: Yes. We'll do that in a second. Anything

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1 from bank counsel on 10 or 11?

2 MR. SINGER: Only one thing, your Honor. On number 10
3 there is, in the second paragraph, the third line refers to
4 exhibits that were admitted into evidence except for the video
5 depositions. Just technically speaking, the video depositions
6 are not exhibits. They're testimony. So I think we should
7 just strike that language.

8 THE COURT: We didn't mark the physical tapes as
9 exhibits?

10 MR. SINGER: I don't think so, your Honor. The next
11 sentence refers to them anyway. So I think we can --

12 THE COURT: All right. Then I think it should read as
13 follows. "In addition we will send into the jury room all the
14 exhibits that were admitted into evidence along with indices to
15 the exhibits. If you want to see any of the video depositions
16 replayed, let us know and we will bring you back to the
17 courtroom for that purpose. If you want any of the other
18 testimony," right?

19 MR. SINGER: Yes.

20 THE COURT: All right. Very good. Anything from
21 Ms. Mairone on 10 or 11?

22 MR. MUKASEY: No, thanks.

23 THE COURT: Let's go back to the government.

24 MR. ARMAND: Two things, your Honor. With regard to
25 the reasonable purchaser language, and Mr. Singer had raised an

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1 issue with regard to "involved" and that it might be too broad
2 so we wanted to offer some alternative language.

3 We would say: A reasonably prudent person with the
4 authority to participate in the decision. I'm sorry. A
5 reasonably prudent person participating in the decision of
6 whether.

7 A reasonably prudent person participating in the
8 decision of whether to purchase or how to price the loans.

9 THE COURT: Yes, I like that. Reasonably --
10 participating in the decision of whether to purchase mortgage
11 loans, etc. Yes.

12 MR. SINGER: To me that word is no different than
13 involved. It really raises the same issue if you're
14 participating in.

15 THE COURT: No. It focuses on the person who is
16 involved in the decision, which is I think sufficient for
17 materiality purposes.

18 MR. SINGER: For the record, we would prefer
19 "responsible for." That actually focuses on --

20 THE COURT: In many instances there was no one person
21 responsible for. And moreover, even if there had been, if
22 someone who parlayed the information to him, but was
23 meaningfully involved in the process, would, if told of the
24 omitted information, have made a different presentation, that
25 still would show materiality.

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1 A lot of this is very abstract. In the context of
2 this case we know the few people we're talking about, and both
3 sides I'm sure will focus on that in their summations. I think
4 the government's suggestion is fine.

5 MR. SINGER: Could we get around the singular plural
6 issue by saying "persons responsible for" or something to that
7 effect?

8 THE COURT: I think it now accurately states the law
9 as applied to the facts of this case so I'm going to leave it
10 at that. Go ahead.

11 MR. ARMAND: The other, your Honor, just coming back
12 to the breach of contract, the mere breach of contract itself
13 not being fraud. Again, we're very concerned this could give
14 the jury the impression that the fact that the reps and
15 warrants are not being complied with, that they'll conclude
16 that there can be no fraud. It could be confusing to them.

17 However, if the Court is inclined to use this
18 language, we would suggest including between mere and breach,
19 including unintentional. So it would be, however, a mere
20 unintentional breach of contract by itself is not fraud.

21 THE COURT: That's not really the point. Or that's
22 only part of the point. But I see what you're driving at. Let
23 me think about this for a minute.

24 How about in place of what we had before, how about at
25 the end of the previous paragraph, and let me read the previous

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1 paragraph because I made one other tiny non-substantive change.
2 This begins at the bottom of page 12.

3 Here, specifically, the government alleges, and the
4 defendants deny, that one or more of the defendants devised a
5 scheme to induce Fannie Mae and/or Freddie Mac to purchase
6 mortgage loans originated through the High-Speed Swim Lane by
7 misrepresenting that the loans were of higher quality than they
8 actually were.

9 The government further alleges that these
10 misrepresentations were material because a reasonably prudent
11 person participating in the decision of whether to purchase
12 mortgage loans at Fannie Mae or Freddie Mac would have
13 considered the true facts important in deciding whether to
14 purchase or how to price the loans.

15 Then I would add the following: Incidentally, the
16 fact that some of these alleged misrepresentations may have
17 constituted a breach of the contracts between the bank
18 defendants and Fannie Mae or Freddie Mac is neither here nor
19 there; your focus should be on whether there was a scheme to
20 defraud.

21 This would replace the language that we previously had
22 later about, however, a mere breach of contract. So I'll read
23 that new sentence once again.

24 Incidentally, the fact that some of these alleged
25 misrepresentations may have constituted a breach of the

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1 contracts between the bank defendants and -- it should be may
2 have constituted breaches of the contracts between the bank
3 defendants and Fannie Mae or Freddie Mac is neither here nor
4 there; your focus should be on whether there was a scheme to
5 defraud.

6 Let me ask the government, do you prefer that to the
7 sentence previous?

8 MR. ARMAND: We definitely prefer this to the prior
9 sentence, your Honor. However, we would still like to preserve
10 our objection to having any reference to breach of contract at
11 all.

12 THE COURT: Duly preserved.

13 MR. ARMAND: Thank you, your Honor.

14 MR. SINGER: Your Honor, the only additional
15 suggestion we would have is where it says may have constituted
16 a breach of the contracts, I think it should say may or may not
17 have. There has been no --

18 THE COURT: That's why I said alleged
19 misrepresentations and may -- between alleged and may, you
20 don't need to add -- it's like the old grammatical point. You
21 don't have to say "whether or not" because "whether" implies
22 "whether or not." But you knew that.

23 MR. SINGER: Irregardless, your Honor.

24 THE COURT: All right. Very good. So I think we've
25 reached the end on the instructions, other than the ones that

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1 are here that anyone wants to consider adding.

2 This is on any and all purposes, this is your last
3 bite at the charge. So go ahead.

4 MR. ARMAND: Your Honor, I do have some proposed
5 language for the limiting instruction issue that the government
6 raised. We would propose "evidence that I have instructed you
7 may not be considered for purposes of determining Ms. Mairone's
8 personal liability, may nevertheless be considered by you for
9 purposes of imputing Ms. Mairone's intent to the bank
10 defendants in connection with determining the bank defendants'
11 liability."

12 THE COURT: Well, it's as good as one I suppose could
13 get at that nice distinction. I'm still concerned, but let me
14 hear from defense counsel.

15 MR. MUKASEY: Judge, I think it is an instruction that
16 swallows the purpose of the limitation. What it really says
17 is, you cannot consider it against Ms. Mairone, but you can
18 consider it against Ms. Mairone to the extent you're applying
19 it against the banks. And I think that requires a how many
20 angels can dance on the head of a pin determination.

21 THE COURT: Actually, I would have thought, but this
22 is an adversary system, that you would not be unhappy with
23 that, and that the bank defendants would be unhappy, because it
24 almost invites a way of the jury, if they feel sympathetic to
25 Ms. Mairone --

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1 MR. MUKASEY: I certainly hear what you are saying. I
2 do think, however, it is extremely hard for a juror to say I
3 can consider this limited --

4 THE COURT: As a practical matter, you are saying that
5 they would have to think like lawyers, and I don't wish that
6 upon my worst enemy. I think that's really right. And I think
7 the government has done a pretty good job of coming up with a
8 proposed instruction. And it accurately states the law I
9 believe.

10 But, I do think it will be, as a practical matter,
11 confusing to the jury rather than helpful because of the
12 difficulty they will have as laypersons making that kind of
13 distinction. Yes.

14 MR. ARMAND: Just one final point, your Honor. I
15 think it does give the bank defendants a windfall here with
16 regard to the hearsay evidence that would show Ms. Mairone's
17 intent. That's why we're asking for this. So we are doing
18 her --

19 THE COURT: That is true. That is absolutely true.
20 Let me hear again the language one last time. I'll ask my
21 never-failing law clerk who is perfection himself to copy it
22 down.

23 MR. ARMAND: "Evidence that I have instructed you may
24 not be considered for purposes of determining Ms. Mairone's
25 personal liability may nevertheless be considered by you for

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1 purposes of imputing Ms. Mairone's intent to the bank
2 defendants in connection with determining the bank defendants'
3 liability."

4 THE COURT: It's a good job. In the absence of it,
5 they do get a windfall. But any juror reading that and hearing
6 that is going to shake their head.

7 I really think that one of the reasons my
8 instructions, which, for better or worse I'm very proud of, are
9 so much shorter than so many jury instructions that are given
10 these days is because I really believe that jurors, if they
11 have instructions that they can understand and follow, will
12 follow. That's been my experience.

13 It is interesting in large parts of this country,
14 jurors are not furnished with a copy of the written
15 instructions, jurors are not allowed to ask for testimony to be
16 read back or sent in by way of transcript. Jurors are told,
17 basically, in response to just about any note they send out,
18 your recollection controls. And that's because of a view that,
19 in reality, we don't think jurors can really deal with the
20 niceties of the trial process. They should instead sort of
21 just be the voice of community expressing their gut reaction to
22 the massive instructions and evidence that they have been
23 presented with. And I acknowledge that there are even federal
24 courts that take that position. But it's, to me, antithetical
25 to what the jury process is all about.

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1 My entire endeavor through this trial and in these
2 instructions is to make things sufficiently clear and
3 comprehensible to the jury that they will have no difficulty in
4 undertaking their critical role.

5 So with acknowledgment to the government that the
6 point that they're making is not without considerable force,
7 I'm still going to deny that instruction.

8 Anything else from the government?

9 MR. ARMAND: Your Honor, there were two additional
10 instructions the government had proposed. This was request
11 number 15 in the government's proposed charges. Negligence of
12 the victim not a defense. This was on page 23 of our request
13 to charge.

14 THE COURT: So if I put in something about that, this
15 would come in the first paragraph of page 13. The government
16 is not required to prove that the scheme to defraud actually
17 succeeded, that a given defendant personally benefited from a
18 scheme to defraud, that Fannie Mae or Freddie Mac actually
19 suffered any loss as a result of the scheme to defraud, or that
20 Fannie Mae or Freddie Mac were themselves free from fault.

21 Right? That's the gist of what you want?

22 MR. ARMAND: Yes, your Honor.

23 THE COURT: You probably gave me a whole long thing on
24 it. You think that's the gist of it, right?

25 MR. ARMAND: Yes. It is just there have been some

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1 suggestions through the questioning that Fannie and Freddie
2 through their own due diligence could have figured out what was
3 going on. And so, that's sort of the thrust. So, I think that
4 would work, your Honor.

5 THE COURT: Let me just find out if there is any
6 objection. So we're adding the words at the very end of that
7 sentence "or that Fannie Mae or Freddie Mac were themselves
8 free from fault."

9 MR. SINGER: Your Honor, if the concept is going to be
10 added, I don't have a problem with the wording. But I do think
11 the concept does not need to be added because there has been no
12 suggestion and there will be no argument that Fannie and
13 Freddie were at fault.

14 THE COURT: I think there is the danger the government
15 refers to. So I'm going to put that in. Okay.

16 Your other one?

17 MR. ARMAND: The last one was request number 16.
18 There is a pattern charge from Sand that deals with persons not
19 on trial. This was on page 24 of our request to charge number
20 16.

21 THE COURT: Let me pull that out.

22 MR. ARMAND: I can read it if you like as well.

23 THE COURT: I've got it. Page 24?

24 MR. ARMAND: Correct, your Honor. The only change we
25 would make to this request is just in the last paragraph where

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1 it references the United States attorney, we would want to
2 substitute that for the government generally. Because in a
3 civil case --

4 THE COURT: I really think this one, I'm not sure I
5 would give it in any case, but I'm certainly not going to give
6 it in this case. I think is a red herring. This one hasn't
7 been raised at all. There has been no claim why isn't X here,
8 why isn't Y here, why isn't Z here.

9 I assume Mr. Sullivan or Mr. Mukasey, you're giving
10 the closing argument?

11 MR. MUKASEY: I'm not. Mr. Hefter is.

12 THE COURT: Is he going to make the argument how, if
13 they're responsible, how come Mr. Kitashima or Mr. Lumsden
14 wasn't named? That would be an outrageous argument, and would
15 lead me to the very unfortunate result of having to hold
16 whoever was making that statement in contempt right in the
17 presence of the jury. And as he was led away by the marshals,
18 I would of course advise him of his right to counsel.

19 MR. MUKASEY: I would hire Rick Strassberg right away.

20 THE COURT: So I don't think we need this instruction.

21 MR. ARMAND: Very well, your Honor.

22 THE COURT: Bank counsel?

23 MR. SINGER: We have just one other charge. I am
24 going to ask my colleague Ms. Jones to handle this one since
25 she actually understands it.

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1 MS. JONES: Your Honor, it can only mean one thing.
2 Both parties have requested an instruction of the affecting
3 prong of FIRREA that the jury, to find the defendants liable,
4 that they have to find that the fraud affected a federally
5 insured financial institution.

6 THE COURT: I'm glad you raised that. Because I'm not
7 going to redo that, as you know. But I think, technically, I
8 have made in the course of this charging conference two Rule 50
9 partial determinations. I have ruled under Rule 50 that there
10 is no basis to go to the jury on the affect element. And I
11 have ruled with the government's consent that there is no basis
12 to go to the jury on what we've been calling the process issues
13 as a basis for liability as opposed to evidence of intent. So
14 now that I've ruled against you, what would you like to say?

15 MS. JONES: If I just may preserve one argument. We
16 didn't get a chance to respond. At the Rule 50 motion
17 Ms. Nawaday pointed to two exhibits that she thought proved or
18 were the government's evidence that they had put forward an
19 affect as alleged in paragraph 141 of their complaint. Those
20 exhibits were repurchase letters and PX 322 and PX 381. The
21 defendants argue that neither of those is an HSSL loan. So
22 that's why we think there is an issue to go to the jury on
23 whether the government has proven that.

24 THE COURT: Even assuming that were true or there was
25 an issue about that, I would still come out the same way. The

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1 more I've thought about this, the more it seems to me that if a
2 bank engages in violations of the mail fraud or wire fraud
3 statute, that as a matter of law, it affects the bank. If it
4 is a federally insured bank, then it affects a federally
5 insured institution.

6 The argument was made by the defense, among other
7 things, that this proves too much. If the misconduct is on the
8 part of a not insured person or entity, and it then impacts a
9 federally insured entity, which may also be present in this
10 very case, then the element would still be in the statute. But
11 where it is the insured entity itself which is doing the
12 misconduct, it as a matter of law subjects itself to the
13 increased liability and risk.

14 Therefore, there are other reasons that I've already
15 given on the record, but for that reason alone, it is no longer
16 a matter to be presented to the jury.

17 I also have, though there may be case law to the
18 contrary, I didn't look into this, I also have a little
19 question in my mind as to whether the affect element, even if
20 genuinely disputed in some respect, is a jury issue as opposed
21 to a judge issue.

22 The determination of under what statute is a jury
23 issue or a judge issue is often very difficult. For years, for
24 example, materiality was thought to be a judge issue and
25 ultimately the Supreme Court decided it was a jury issue. On

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1 the other hand, in many commercial areas, like in the
2 determination of claim construction under a patent, which I'm
3 sure you're intimately familiar with, though it often involves
4 factual disputes, has been held by the federal circuit to be an
5 issue of law for the Court.

6 I don't have to reach that, because even if it were
7 arguendo an issue for the jury in the abstract, I'm finding on
8 the facts of this case as a matter of law it is not.

9 But, I do have a little question in my mind being that
10 there may be case law on that point of whether it is a jury
11 issue or a judge issue.

12 And actually, while we're at it, someone needs to
13 educate me -- I assume there is case law on this maybe in the
14 statute. This is a statute that at least one way or the other
15 could be read as a statute providing equitable remedies.
16 That's why the penalty phase is for the Court. Is it crystal
17 clear that the liability phase is for the jury? I think I
18 would come out that way, so I'm not going to tell the jury to
19 go home at this point. But, I wonder if that's so crystal
20 clear.

21 Anyway, I don't know if you want to comment on any of
22 those ramblings.

23 MS. JONES: They're all very interesting, your Honor.
24 We understand your ruling.

25 THE COURT: But the application is denied.

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1 MS. JONES: Thank you.

2 MR. ARMAND: Your Honor, if I can just make one point
3 in response. There is more evidence in the record concerning
4 affect than the two exhibits that were just referenced.

5 THE COURT: You're not limited -- in my view on
6 virtually any view of the standard, there is no way a
7 reasonable juror could have a genuine dispute over the affect
8 issue. So, you're entitled to summary judgment, you're
9 entitled to Rule 50, you're entitled to whatever you want to
10 call it. It is not for the jury in this case.

11 MR. ARMAND: I understand. The only point I wanted to
12 make for the record is Plaintiff's Exhibit 308 contains
13 evidence of specific repurchases that were made by BANA, and
14 repurchase demands that were sent both to Countrywide Bank and
15 to BANA, and those are constitute additional evidence of affect
16 on those two institutions.

17 THE COURT: All right. Anything further from
18 Ms. Mairone's counsel?

19 MR. MUKASEY: No. Not until we get to the verdict
20 sheet, Judge.

21 THE COURT: Okay. So let's go to the verdict sheet.

22 MR. MUKASEY: Just a little typo.

23 THE COURT: Yes.

24 MR. MUKASEY: On the government's claim against
25 Rebecca Mairone, there is an extra the. We the jury find the

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1 Rebecca Mairone. If you can just strike that. So part of our
2 theme here is that she's an individual.

3 THE COURT: You don't understand. It is The Rebecca
4 Mairone, as opposed to all those other ones out there.

5 MR. MUKASEY: Judge, after your Honor takes comments
6 on the rest of the verdict sheet, I am going to try to persuade
7 your Honor to reconsider the rebuttal issue.

8 THE COURT: Okay. Any other comments on the verdict
9 sheet? Thank you for catching that typo. Anything from the
10 government?

11 MR. ARMAND: No, your Honor.

12 THE COURT: Anything from bank defendant?

13 MR. SINGER: No, your Honor.

14 THE COURT: Very good. Before we turn to your issue,
15 Mr. Mukasey, I just want to find out where do we stand on the
16 indices?

17 MS. MAINIGI: I think we're ready to go, your Honor.
18 We have our exhibits ready and the indices ready, and in fact
19 we were hoping we could just leave them here tonight.

20 THE COURT: Sure, you can. In fact, what is in that
21 cart over there?

22 MR. ARMAND: This one? It is our cart, but nothing
23 that can't be removed.

24 THE COURT: Okay. If you don't mind, why don't we
25 just leave the cart here or do you need it to take stuff back?

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1 MR. ARMAND: Not necessarily. We're happy to leave it
2 here.

3 THE COURT: Before you leave today, just put your
4 stuff in there and the government can put theirs in tomorrow.

5 MR. ARMAND: We may be ready to do it today.

6 THE COURT: That's fine. Have you exchanged your
7 indices?

8 MR. ARMAND: Yes.

9 MS. MAINIGI: Yes.

10 THE COURT: Terrific.

11 MS. MAINIGI: Your Honor, I can go after Mr. Mukasey.
12 I don't know whether you want to view it with jury instructions
13 or separately as part of limitations on closings, but the issue
14 is the self-reporting issue. And our view that there is a
15 complete absence of evidence to proceed on that issue. And
16 that to allow the government --

17 THE COURT: We'll hold that thought.

18 MS. MAINIGI: Yes.

19 THE COURT: Mr. Mukasey.

20 MR. MUKASEY: I am going to go to the podium because
21 it seems to add a level of gravitas to the argument. Judge,
22 knowing --

23 THE COURT: I take it this is why your pocket
24 handkerchief today is --

25 MR. MUKASEY: White.

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1 THE COURT: And formal because it adds to the weight
2 of the argument.

3 MR. MUKASEY: That's exactly right.

4 Your Honor recognized on Friday that this is one of
5 the closer cases that the Court has seen in a while. And I
6 agree with that, at least from my perspective. Your Honor also
7 recognized that it is within your broad discretion,
8 unquestionably, to permit the order of closing arguments in any
9 manner that the Court deems fair and helps the jury to
10 understand the case best.

11 We did a real survey of almost every circuit over the
12 weekend, and I can't say honestly that we found anything that
13 calls into question anything your Honor said about that. One
14 thing we did find, however, is that all circuits and many
15 district courts found the power of the rebuttal to be
16 extraordinary. And that normally comes up, as I'm sure your
17 Honor has experienced, when the government is giving rebuttal
18 summation in a criminal case and all of a sudden some divine
19 inspiration comes down on the prosecutor and he makes an
20 argument that is really over the line. And that often will
21 cause either a rebuke from the judge or the circuit or a
22 reversal.

23 My only point there is that the power of the rebuttal
24 being the last voice the jury hears is extraordinary. And I
25 believe it is understandable and necessary that in the case

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1 where the burden is beyond a reasonable doubt, especially in a
2 complex case, that the government ought to get that last word.

3 But, in a case where an extra feather or two on the
4 scale can tip the balance, such as this one, the rebuttal seems
5 to have outsized and disproportionate strength. It is somewhat
6 of a nuclear device in a case where you only have to prove it
7 by a preponderance.

8 I don't suggest that the government doesn't have a
9 burden to carry. They have a burden to carry. But carrying
10 that burden with the extra weapon in their back pocket of being
11 the last voice that the jury hears, and being able to have the
12 last word, really seems, and again, I don't have authority for
13 this, although I am going to cite something in a minute. But
14 it does seem to be a disproportionate advantage in a case where
15 the burden is by a preponderance.

16 Your Honor, the only authority that I could find to
17 quote to the Court is your Honor's own rules. Which clearly
18 state that in civil trials, plaintiff's counsel will sum up
19 first followed by defendant's counsel. No rebuttal will be
20 allowed unless defense counsel makes an argument that
21 plaintiff's counsel could not reasonably have anticipated and
22 dealt with in summation. That's rule number 11.

23 Obviously your Honor is free to disregard your own
24 rules. And I'm not even going to stand here and say we relied
25 on that in preparing the case or anything. But, given the fact

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1 that this is the norm in your case, it is the norm in other
2 civil cases, even civil cases brought by the U.S. attorney's
3 office, and given the fact that the rebuttal has been
4 recognized by every circuit as a wildly powerful tool, we would
5 ask your Honor to reconsider the ruling that the government
6 ought to be able to have a rebuttal in this case.

7 THE COURT: Well, thank you for that eloquent
8 presentation, and I'm glad you picked up your handkerchief and
9 I hope you won't hesitate to use it if I rule against you.

10 MR. MUKASEY: Or wave it as a white flag.

11 THE COURT: This is not a football game. Or a
12 baseball game. Although you notice that the Dodgers in their
13 losing effort had their fans waving blue handkerchiefs. That
14 really goes beyond the pale.

15 To get serious, one of the most surprising discoveries
16 for me when I've talked to juries after trials since becoming a
17 judge, and either I or my law clerks talk to the jury after
18 every case, and my main question to them is always about my
19 instructions, whether they're clear and so forth. But is how
20 little the order of witnesses, order of summations, things like
21 that, have upon the outcome of the case.

22 Your assertion, which is certainly to be found in much
23 of the case law, that rebuttals, last person to be heard, has
24 an unusual weight, is in fact not borne out by what jurors have
25 told me, and for what it's worth, not borne out by the

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1 sociological studies that have been done by criminologists and
2 sociologists looking into jury verdicts.

3 Now, I'm not sure that those studies are very
4 reliable, because they tend to rely on mock juries, and a mock
5 jury is never really the same as a real jury. For example,
6 those studies tend to say that one of the most important things
7 in the outcome of the case are opening statements. In which
8 case, you've had an incredible advantage because yours was the
9 last opening. And the government has in vain tried to overcome
10 that meteor, that atomic bomb, that nuclear advantage that you
11 obtained through having the last opening statement. But I'm
12 not sure there is anything much to those studies.

13 My point is, the assumption that a number of courts
14 have made in the opinions that you're referring to is I think a
15 speculation at best. Not borne out, at least in my experience,
16 either by the sociological studies or to my conversations with
17 jurors.

18 One of the reasons for that is that the last thing the
19 jurors hear is not the lawyers at all. It is the Court giving
20 them instructions of law, which they know is the most important
21 thing that they have to pay attention to before their
22 deliberations.

23 If I had a misgiving about any of the innumerable
24 different approaches taken in all the courts in the United
25 States on this kind of issue, it is to those courts, for

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1 example, in the State of Oregon, where the judge is required to
2 give the instructions of law before the summations. The theory
3 being that that will help the jurors to understand the
4 summations better. But then, it is really truly one party or
5 the other that is the last that's heard by the jury, and that's
6 not true where the judge gives the instructions last.

7 There is also the aspect in this case that the
8 government's rebuttal will be at the very end of a very full
9 day of summations. And an argument could well be made that at
10 4:30 in the afternoon, having heard summations all day long,
11 the impact of a 20-minute rebuttal will be considerably
12 reduced.

13 And finally, it was because I thought there was maybe
14 something to the point you were making, which I intuited in
15 advance, that I cut them down to 20 minutes. That will mean
16 that they won't be able to respond to lots and lots of stuff
17 that will be in everyone's summations. They will have to pick
18 and choose what they consider to be the most critical points to
19 respond to. And I think given the burden of proof, that's only
20 fair.

21 So, your point is not frivolous. But I adhere to my
22 original decision.

23 Now, that reminds me that in order that all the
24 summations be completed tomorrow, we need to start promptly at
25 9:30. I'm glad I'm telling you folks that. But, I will be

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1 here at 9:30.

2 MS. MAINIGI: Us too, your Honor.

3 MR. MUKASEY: Judge, could I ask a quick question.

4 You had mentioned, and we may want to burn this bridge when we
5 get to it. You had mentioned you were not around on Friday.
6 Were we going to discuss a procedure for Friday.

7 THE COURT: Let's get to that in a second. Let me
8 just map out tomorrow.

9 So, the government has two hours and 10 minutes for
10 its opening summation. Normally, we would take a break as we
11 usually do around 11, 11:15. I'm more inclined to let you go
12 through your entire summation, but if you would prefer to take
13 the midmorning break say an hour and a half into your
14 summation, I will accommodate that. So let me know that by
15 tomorrow morning.

16 MR. ARMAND: Will do, your Honor.

17 THE COURT: Assuming you want to go through it, we
18 will then take the break immediately after your summation. But
19 I'm going to hold these breaks much more strictly than
20 previously to 15 minutes.

21 So, let's say we start at 9:35. Two hours and 10
22 minutes would take us to 11:45. We would then have a 15 minute
23 break. And then we will split the bank defendants' summation
24 into two halves, so there it will be an hour before lunch, an
25 hour after lunch. At 3 o'clock I think the only thing fair

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1 thing -- you tell me, Mr. Mukasey. You want to go straight
2 without a break into your summation or do you want a 10 minute
3 break?

4 MR. MUKASEY: I think a 10 minute break would be
5 great.

6 THE COURT: We'll take a 10 minute break. That will
7 take us to 3:10. You would then go to 4:10. We would then
8 take another 10 minute break. And 4:20, and we'd hear the
9 government's closing arguments until 4:40.

10 I'm inclined to think that if everyone takes their
11 full amount of time, we will do my charge to the jury first
12 thing Wednesday morning. If things move faster, because people
13 don't use their full time, then we will have our charge to the
14 jury at the end of the afternoon.

15 I promised the jury we will always break at five or
16 earlier, never go beyond five, so I want to be true to that.
17 And in addition I'm supposed to give a speech at the Bar
18 Association at six. So, I wouldn't want to go past five in any
19 event.

20 Now the question comes up then whether we should tell
21 the jury when I excuse them to start deliberating at the very
22 end of tomorrow afternoon or very early on Wednesday morning,
23 that we're not sitting on Friday, if we're not sitting. Or
24 that we are sitting but that the verdict cannot be returned on
25 Friday. I think those are the two options. I could handle

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1 notes by phone, but not a verdict.

2 MS. MAINIGI: I think, your Honor, our preference
3 would be to simply wait and see what happens, as your Honor
4 originally suggested.

5 THE COURT: I think the trouble with telling them in
6 advance is that it puts pressure on them.

7 MR. MUKASEY: I'm not advocating. I just wanted to
8 know for our purposes.

9 THE COURT: On the other hand, I'm not real keen about
10 doing notes by phone. Although I have done it in the past, it
11 can be done. I agree with you what you've just said. We'll
12 just play it by ear and we'll see where we are midday Thursday.

13 MR. ARMAND: Government agrees to that as well.

14 THE COURT: Very good. Anything else we need to take
15 up this afternoon?

16 MS. MAINIGI: Self-reporting, your Honor.

17 THE COURT: Yes.

18 MS. MAINIGI: If I could be heard on that briefly.
19 The issue here is the same as the issue I think that your Honor
20 reached on affects as well.

21 THE COURT: I'm sorry. We do have a whole other area
22 to take up and self-reporting is a part of it, which is ground
23 rules for summation. And there are some folks who have been
24 waiting here for a 3:30 matter that will take about 20 minutes.
25 Unless you all think we can deal with all the summation issues

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1 in 10 or 15 minutes, I would take that matter and then go back
2 to you. But if you think we can, I'll finish it now. Do you
3 all think we can?

4 MS. MAINIGI: I'll be very brief, your Honor.

5 Your Honor, the self-reporting issue came up obviously
6 in opening statements. I think since that time, it has been a
7 theory in search of some facts. In short, we don't believe
8 that there are any facts in evidence that really give any
9 support to that area in particular, as it relates to the intent
10 element that would be needed. There is no one that has
11 testified as to -- no one has even been identified as to who
12 the self-reporting person is. Did they know about the
13 High-Speed Swim Lane? Did they do anything about the
14 self-reporting vis-a-vis Fannie and Freddie? Did they know
15 about the requirement, did they intentionally not self-report?
16 Then we have this whole issue of the SUSs and --

17 THE COURT: Now that the process part is out, not of
18 the case since it still bears on intent, but out of the case as
19 a separate theory of liability, I am not sure how this comes
20 up. If they represented that the loans were investment
21 quality, and the evidence shows that they're not investment
22 quality, or that that was misleading, given what they really
23 were, it is not a question of self-reporting, right? It is a
24 question of a misstatement.

25 MS. MAINIGI: Well, I would agree with you, your

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1 Honor. That's why in order to avoid the confusing the jury
2 tomorrow, I don't think that the government should launch any
3 sort of separate argument in their closing statement relating
4 to self-reporting.

5 THE COURT: Let's hear what they plan to say. That's
6 why we want to save it for the summation. Who is giving the
7 government's summation?

8 MR. ARMAND: Ms. Nawaday.

9 THE COURT: And rebuttal as well?

10 MR. ARMAND: No. Mr. Cordaro is doing the rebuttal.

11 THE COURT: I must say this has got to be the full
12 employment case of the century. Anyway, go ahead.

13 MR. ARMAND: The reporting issue, the self-reporting
14 issue goes to the duty to correct misrepresentations. They
15 were selling loans as quality loans they knew were bad loans.
16 As a result, the contracts specifically provide that they have
17 to report these.

18 But separate and apart from that contractual duty, as
19 a matter of law they had a duty to correct material
20 misrepresentations that they made to Fannie and Freddie. So
21 the fact that they only self-reported six of the loans is
22 certainly relevant.

23 THE COURT: So let me go back to defense counsel.
24 What they're calling self-reporting is maybe a terminology
25 debate. If you make a statement that is a half truth, a

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1 classic half truth, and you fail to give the other half, and it
2 creates a misleading impression. Then as I've already charged
3 the jury in my draft charge, you have liability.

4 So, now, it may be relevant in terms of intent that
5 someone knew, if they did know, I can't remember what the
6 evidence is in that regard. That they had a duty to
7 self-report or something like that.

8 But, putting that aside for the second, what the
9 government is saying is, they misrepresented X, they arguably
10 corrected it in some respects in a few cases, but that's not
11 enough to escape liability because they didn't correct it in
12 all the other cases. So, it was a false or misleading
13 statement.

14 Why isn't that just the basic law?

15 (Continued on next page)

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1 MS. MAINIGI: Your Honor, it certainly could state a
2 theory, but our point is the stuff that we're leaving aside is
3 the stuff that matters. There's no evidence in the record to
4 support it. What they have put into the record are several
5 folks from the GSEs essentially reading out the self reporting
6 provision then Mr. Battany who says with respect to SUSs, as
7 your Honor said the other day, he essentially testified that an
8 SUS on the corporate QC results might be something that is
9 reported or might not be something that is reported depending
10 on whether that particular loan or material defect violated
11 Fannie's guidelines as opposed to Countrywide's guidelines.
12 And there's been no effort made here to tie any particular SUS
13 to a violation of Fannie's guidelines such that one could
14 create even an inference of self reporting.

15 Furthermore, we don't even have evidence in the record
16 to who is responsible for this self reporting. Did that person
17 know about the High-Speed Swim Lane? Did they know about any
18 of the loans going through the High-Speed Swim Lane? Did they
19 have conversations with Rebecca Mairone, Cliff Kitashima and
20 Greg Lumsden?

21 THE COURT: Maybe this all turns on terminology. If
22 the argument were made by the government on summation, you
23 heard how the defendants told Fannie Mae and Freddie Mac X,
24 they knew that was only half the story, or they may say they
25 knew it was untrue but I'm dealing with the half truth

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1 situation, they knew it was only half the story and they never
2 told them the other half that would have been necessary to make
3 the representations true and accurate and not misleading.
4 There can be no objection to that argument. That would be a
5 classic argument for a misleading misrepresentation.

6 Now I take it what you're objecting to is not that.
7 If you're objecting to what I just said then we have a problem,
8 but assuming --

9 MS. MAINIGI: I'm not objecting to the theory.

10 THE COURT: You're objecting that they're going
11 further and saying and not only did they conceal the other half
12 of the truth, but they did so knowing they had a duty to report
13 the other half because here it is on the self reporting thing.
14 So that is an argument they could only make if there is
15 evidence of knowledge of that self reporting. It really goes
16 to intent. And so if there is such evidence, I think they
17 could make that argument. If not, I think they can't.

18 MS. MAINIGI: And we endeavored to pull from the
19 evidence, the transcripts evidence that relates to the
20 self-reporting issue, and we're happy to have your Honor
21 consider it at your convenience this evening, but we absolutely
22 agree that is the issue as defined.

23 THE COURT: Hand it up.

24 MR. ARMAND: Could I speak, your Honor? So we'll take
25 a look and to the extent -- if there are additional citations

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1 we'll provide them to you as well, your Honor. But regardless,
2 to the extent government wants to show that the folks who knew
3 that the loans were bad were sold with misrepresentations, I
4 just want to make sure we can still --

5 THE COURT: And they never took steps to apprise
6 Fannie Mae or Freddie Mac or make sure that Fannie Mae or
7 Freddie Mac were apprised of this, I can hear all the arguments
8 purposely because they knew it was blah, blah, blah. Sure,
9 that argument is not a problem, it's only with respect to this
10 more particularized, quote, duty to self report. If they
11 didn't know about it, then it doesn't bear on their intent.

12 MR. ARMAND: OK. But at least -- I understand your
13 Honor, but with respect to the fact of the six loans being --
14 that those are the only Hustle loans that were reported, what I
15 want to make sure that fact is still something that can be
16 presented in connection with their intent, not knowledge of the
17 duty to disclose, but in terms of correcting their own
18 knowledge of the misrepresentations.

19 THE COURT: Yeah. In other words, because that's in
20 effect something that because of the very strict limitations on
21 rebuttal time you need to put up front, because it's
22 anticipating an argument that fairly could be made by the other
23 side, the thing that everything was disclosed, everything that
24 needed to be disclosed was disclosed.

25 MS. MAINIGI: Your Honor, with respect to that issue,

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1 we would obviously oppose the government being able to
2 reference the six loans that were allegedly self reported
3 because that is in essence the issue. What they said in their
4 opening is there was a duty to self report and they reported
5 only six loans, the inference being that we are going to show
6 you evidence at trial that demonstrates that they had a duty
7 and knowledge and intent to disclose more. They didn't
8 demonstrate that, your Honor.

9 THE COURT: But this is why I know you folks are so
10 focused on this that I think you missed the woods for the
11 trees. If there were no duty to self report whatsoever, the
12 fact that a misrepresentation was made and the facts that would
13 correct the misrepresentation were not conveyed, that would
14 arise as a matter of law. As a matter of law, you can't
15 tell -- it is no defense, it is no defense in a fraud case that
16 what you did tell was the truth if it create as a false
17 impression and you fail to give the other half of the truth.
18 That's the most fundamental law of the law of misleading as
19 opposed to affirmatively false representation. That's what
20 that law is all about.

21 There are three possibilities in fraud. This is the
22 law since at least Lord Mansfield, who I'm sure you remember,
23 but in case you didn't, the great common law judge of the
24 latter part of the 18th century. If you tell a lie, you're
25 liable in fraud, putting aside all the limitations like

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1 materiality and so forth. If you are silent, the fact that you
2 know some other facts is neither here nor there unless you have
3 a fiduciary or similar duty to report. So silence ordinarily
4 is not. Then we come to the mid case, the mid case is the half
5 truth where what you say is true but it creates a misleading
6 impression to a reasonable person, then you are obligated to
7 give the other half. And if you fail to do so, you committed
8 the act of fraud. And then, of course, the question then
9 becomes did you do so intentionally, in which case the burden
10 is on the plaintiff to show that you held back that other half
11 intentionally. So that's the law of misleading as opposed to a
12 flat-out false statement, they're true but only a half truth.

13 So to the extent the government is saying what was
14 revealed to the banks was true but only the half truth, then
15 it's highly relevant that the other half was concealed. If the
16 other half was revealed in six cases, the government of course
17 has to bring that out so it's not open to the argument: What
18 are you talking about, there were these six cases where we
19 revealed the truth. If there's a duty to self report, that
20 becomes relevant, however -- by that I mean a contractual duty
21 as opposed to the overall legal duty I just explained. If
22 there's a contractual duty to self report that would only be
23 pertinent if the person had knowledge of that duty.

24 So the argument would be they knew they were only
25 giving half the truth when they committed fraud and the fact

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1 that in six cases they let the truth slip out, ladies and
2 gentlemen, the fact they let it slip out in the other cases but
3 it's worse is the kind of argument, assuming they have the
4 evidence, they knew they had a contractual duty to self report,
5 they knew that they -- it wasn't even a question of the overall
6 law, it's a question of the specific knowledge and they failed
7 to do that. And why did they fail to do it? Because they
8 wanted to defraud, blah, blah, blah. If they didn't have that
9 knowledge, I don't see how the self reporting requirement comes
10 in.

11 MS. MAINIGI: I agree that they don't have that
12 knowledge, your Honor, but I don't necessarily agree that this
13 is a half truth situation. This is an omission situation. Why
14 in the world --

15 THE COURT: No, the representation broadly stated is
16 these loans are of investment quality, and as every witness has
17 testified, that's not a self defining term. And there are a
18 lot of aspects to it, so some were revealed and some were not
19 revealed.

20 MS. MAINIGI: But I think with respect to whether
21 there was any obligation to reveal any of the High-Speed Swim
22 Lane loans because they did not match up with the Fannie
23 guidelines such that there was an affirmative obligation to
24 report that, there's a complete absence of proof on that, your
25 Honor. There's an absence of proof in terms of identifying

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1 those particular loans and then an absence of proof in terms of
2 identifying particular people at Countrywide who would actually
3 have knowledge and intent.

4 THE COURT: All of this makes me think that we're
5 never going to finish this discussion in 15 minutes. So with
6 apologies, I'm going to take a break, I'm going to take another
7 matter, and we will resume in approximately 20 minutes or so.

8 (Recess taken)

9 THE COURT: So let me hear some more self reporting
10 from defense counsel.

11 MS. MAINIGI: Your Honor, if your Honor is willing to
12 consider it, we might be able to solve this issue with a
13 sentence in the jury instructions on self reporting. We
14 drafted something during the break, and it could come right
15 after the breach of contract language, that you add: You may
16 not find that any defendant is liable on the basis of any
17 alleged failure by the defendants to self report HSSL loans to
18 Fannie Mae or Freddie Mac.

19 THE COURT: No. I thank you for your good try, I
20 think that creates more problems than it solves.

21 But let me go back to the charging conference. Let me
22 hear exactly or as close to exactly as the government can say
23 as to what it plans to say on the subject of the contractual
24 self reporting obligation. I repeat what I said previously
25 that there is, as a matter of law, a liability that attaches

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1 when you only tell half the truth. But that's not what we're
2 talking about here, we're talking about arguments concerning a
3 specific contractual duty to self report.

4 And remind me, where is that in that same exhibit we
5 were looking at earlier, PX2?

6 MS. MAINIGI: Your Honor, I attached the provisions to
7 the book I provided you, the book the Fannie and Freddie
8 provisions.

9 THE COURT: Thank you very much. So the first one,
10 which is paragraph or Section 48.9 --

11 MS. MAINIGI: That's Freddie Mac, your Honor.

12 THE COURT: That's Freddie Mac. The seller's quality
13 control program must provide that all quality control
14 activities be fully documented in writing and reviewed by
15 management on a regular basis. The results of quality control
16 reviews must be reported in writing to the seller's senior
17 management within 90 days of selection of the mortgage files
18 for review. The seller must thoroughly analyze findings
19 affecting the acceptability or eligibility of mortgages and
20 initiate any corrective actions. A seller must notify Freddie
21 Mac (see Directory 2) in writing within 30 days of the seller's
22 determination that a quality control finding affects the
23 eligibility of a mortgage sold to Freddie Mac. Freddie Mac
24 reserves the right to increase the sampling or to impose other
25 requirements on a case-by-case basis.

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1 Then there's a page here that doesn't have a heading,
2 so I don't know where it's coming from.

3 MS. MAINIGI: That the two pages, your Honor?

4 THE COURT: Yes.

5 MS. MAINIGI: That's the Fannie Mae language.

6 THE COURT: So this is for Fannie Mae, quote: We
7 expect a lender to advise its lead Fannie Mae regional office
8 immediately if it learns of any misrepresentation of breach of
9 a selling warranty. This notification is required for all
10 breaches or misrepresentations, including fraud in the
11 origination and underwriting processes, regardless of whether
12 the act is committed by the lender and the lender's agent, the
13 borrower, or any other third party, and whether or not the
14 lender believes that the fraud or misrepresentation constitutes
15 a breach of its representations and warranties. And there's a
16 similar language on the second page of what you handed me.

17 So putting aside the legal implications under the
18 doctrine of fraud as to failure to make disclosures necessary
19 to make what has been represented true and accurate in the
20 circumstances, we have here a contractual duty. And the
21 question is: What does the government want to say about the
22 contractual duty that bears on any of the elements of the fraud
23 claim?

24 MR. ARMAND: Your Honor, I think first and foremost,
25 regardless of what is in the contract we do argue that there is

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1 a duty to correct the false or misleading statements that were
2 made about the quality of the loans that were being sold to
3 Fannie and Freddie, and that --

4 THE COURT: But that's a little artificial to speak of
5 it as a duty. It really comes down to, if we're talking
6 independent of a contractual duty, we're talking about if you
7 intentionally tell someone that is true as far as it goes but
8 creates a false impression, then, unless you tell them what is
9 missing, you committed fraud. So I have no problem with your
10 saying it's kind of a duty, but it really comes back -- the
11 gravamen of the crime is the telling of the misleading half
12 truth.

13 MR. ARMAND: Correct.

14 THE COURT: And as with all frauds, of course, if you
15 correct it before it's too late, you may get yourself off the
16 hook. So if you told an outright lie, I represent to you,
17 Mr. Inhabitant of Bangladesh, that the Yankees have won the
18 World Series and you better put your -- get your bet in before
19 the world learns of this, then you call them up two minutes
20 later and say: Just a joke, looks like the Red Sox are going
21 to win the World Series, my gosh, what has the world come to,
22 you're off the hook, if you did it quickly enough under all the
23 facts and circumstances before you took any action or whatever.
24 So it's the same with half truths. It's not so much as to say
25 you're not wrong to talk about it as a duty, but the reality is

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1 can't tell misleading half truths. That's the bottom line.

2 Now you want to say something though that goes beyond
3 that about --

4 MR. ARMAND: The contractual responsibilities.

5 THE COURT: The contractual duty as having relevance
6 to their assessment of one or more elements of the fraud claim.
7 What is it you want to say about contractual?

8 MR. ARMAND: I think there is circumstantial evidence
9 from which the jury could conclude that Ms. Mairone and
10 Mr. Kitashima and Mr. Lumsden were aware of the duty to
11 disclose, less so with Mr. Lumsden because he wasn't here to
12 testify. But specifically with regard to Ms. Mairone and
13 Mr. Kitashima, they were aware that the loans that they were
14 selling were subject to the contracts, to the guidelines, and
15 that should be enough for the jury to conclude that they were
16 aware of the specific requirement about the duty to disclose if
17 one of the loans was not of quality.

18 THE COURT: If I understand what you're saying, this
19 is the argument I was hypothesizing earlier. It goes to
20 intent. The argument would be once they learned about the real
21 quality of these loans and what their process had made of the
22 real quality of these loans, they knew that what had been
23 represented to Fannie Mae and Freddie Mac was not true but they
24 took no steps to correct it. You can infer they did that
25 intentionally and with an intent to defraud, and if you have

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1 any doubt about it, it's corroborated by the fact that they
2 knew that they had a specific contractual requirement to report
3 and they didn't do that.

4 Now we're not talking, ladies and gentlemen, about
5 breach of contract, but we're saying to you -- this is the
6 argument -- that any doubt you have about whether they were
7 acting intentionally in failing to correct what they now knew
8 was a material misrepresentation should be cast aside when you
9 realize that they knew they had a contractual duty to correct
10 this and they didn't even follow up on that.

11 That's the kind of argument I take it you want to
12 make. Yes?

13 MR. ARMAND: Yes, your Honor. And in particular with
14 Mr. Kitashima, he said he understood that he was not permitted
15 to sell loans that weren't investment quality to the GSEs. So
16 he certainly should have taken steps to remedy the fact that he
17 was aware that at that time they were in fact selling loans
18 that were not investment quality.

19 THE COURT: So your adversary says that there's no
20 evidence that any of the three people we're concerned with here
21 knew about this self-reporting provision. I know you said
22 generally they were asked about their familiarity with
23 representations and warranties in the abstract or in the global
24 sense, is there any -- were they ever asked about did they
25 recognize they had a duty to report in these circumstances?

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1 MR. ARMAND: I don't think any of them were asked
2 specifically about whether or not they knew that the duty to
3 self report.

4 THE COURT: What would be the basis on which a jury
5 could infer that they knew about this provision?

6 MR. ARMAND: Because they were aware that the
7 representations and warranties would apply, that they needed to
8 be sold pursuant to the guidelines, that they -- this program
9 was specifically designed to sell loans to the GSEs and that
10 these provisions exist. So there isn't specific evidence that
11 they were shown the provisions and did you know about this, but
12 the fact that they knew these guidelines applied.

13 THE COURT: You could -- the burden, of course, is on
14 the government. You could have asked them, regardless of
15 whether you had seen this particular wording, did you
16 understand if there were problems in the representations that
17 have been made that were discovered that you had a duty to
18 report them. But you didn't ask that apparently. So now there
19 are a whole host of representations and warranties and
20 contractual provisions, and how can a reasonable juror infer
21 that any of these folks specifically knew about the self
22 reporting?

23 MR. ARMAND: Your Honor, there is not direct evidence
24 that they -- that was elicited during the trial that they knew
25 about these provisions, and the jury would need to infer based

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1 on --

2 THE COURT: I understand circumstantially, but the
3 difference between circumstantial inference, which is
4 permissible, and something that is just gross speculation is
5 the line we need to draw.

6 MR. ARMAND: It's kind of a fundamental aspect of the
7 relationship. If you are selling loans that you are
8 representing are investment quality, it's a basic assumption
9 that you're going to need -- you have specific knowledge that
10 loans that you're selling are actually not investment quality
11 and that the representations that should be made are false or
12 misleading.

13 THE COURT: You're missing my point. There's nothing
14 that is going to prevent you from saying they misrepresented
15 loan quality and they never took the slightest step to correct
16 that misimpression, and we ask you to infer they did that
17 because they had an intent to defraud. That argument is
18 absolutely permissible.

19 It's the furtherer argument you want to make, which is
20 that this inference is further corroborated by their breach of
21 the self reporting requirement because it shows they had a
22 heightened knowledge, if you will, of the need to bring this to
23 the purchaser's attention and failed to do that. And what your
24 adversary has handed up, you have lots and lots of witnesses
25 who talk about from the other side how the contract creates a

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1 self-reporting requirement, but I don't see anything from the
2 Countrywide side. I'm looking at this very quickly, so I may
3 be missing --

4 MS. MAINIGI: No, your Honor, there's nothing there.
5 With respect to Mr. Kitashima's testimony as I recall it,
6 generally, I believe I asked him as to whether he had any
7 awareness of the reps and warrants process with Fannie or
8 Freddie, and he indicated that he did not because he was not
9 involved with the sale of loans to Fannie and Freddie.

10 THE COURT: And what about Ms. Mairone?

11 MR. MUKASEY: We found some testimony, Judge, that
12 says simply that she was aware that loans were sold to Fannie
13 and Freddie with the representation that they were of
14 investment quality, nothing more particular than that.

15 THE COURT: That establishes the first part of it but
16 not the second.

17 MS. MAINIGI: Here's the exact Q and A.
18 "Q. Mr. Kitashima, in your role as chief credit and compliance
19 officer for FSL, did you have interaction with Fannie or
20 Freddie?

21 "A. Not on a normal basis, no.

22 "Q. Did you have any involvement in the sale of loans to
23 Fannie or Freddie?

24 "A. No.

25 "Q. Did you have any involvement in the rep and warrant

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1 process related to Fannie or Freddie?

2 "A. No."

3 MR. MUKASEY: To further complete the record, at page
4 2625 of the transcript, similarly Ms. Mairone, who had noted
5 previously I believe that she had no contact at all with Fannie
6 or Freddie, she was aware loans were sold to Fannie and Freddie
7 with reps and warranties but nothing beyond that.

8 THE COURT: The lack of contact is not dispositive.

9 MR. MUKASEY: I understand that, I am adding that for
10 context.

11 THE COURT: For the moment, I am not going to allow
12 that argument by the government because it lacks the factual
13 predicate in the testimony. However, when the government is
14 preparing its summation tonight, if it finds testimony that it
15 believes provide more of a predicate than I have heard so far,
16 I will reconsider that ruling, in which case counsel, because
17 you obviously need to know this before tomorrow morning,
18 counsel, for that purpose only, should call chambers jointly no
19 later than 8 o'clock, and I'll hear you on that if there is
20 such testimony.

21 Now in terms --

22 MS. MAINIGI: I apologize, your Honor, no later than
23 8 o'clock tonight?

24 THE COURT: Yes, 8 o'clock tonight, because
25 Mr. Sullivan is probably in bed by 9. If he's absent, I'm

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1 going to take my shots while I can.

2 I have already indicated that no defense counsel can
3 make any sort of argument along the lines of why wasn't
4 so-and-so named, why wasn't Mr. Lumsden named and Mr. Kitashima
5 named and so forth.

6 Also no defense counsel -- I already highlighted this
7 previous on days -- can make a general argument about the
8 honesty and credibility of Countrywide people across the board.
9 That doesn't preclude arguments about the people in this case
10 dealing with the Hustle loan. It's perfectly appropriate to
11 say, "As you heard, Ms. Mairone was totally truthful and candid
12 with everyone she dealt with in the Hustle loan program," but
13 nothing beyond that.

14 (Continued on next page)

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1 THE COURT: Now, the other areas I want to give some
2 general instructions about closing arguments, but anything else
3 any counsel wanted to raise?

4 MR. ARMAND: A handful, your Honor. In addition,
5 during the opening, there was some references from the defense
6 for the bank defendants about the relationship between
7 Countrywide and the GSEs being a close relationship and that
8 the GSEs were experts. And I guess really two things. One
9 goes to what the jury instructions that we just requested that
10 they should have been able to figure this out on their own
11 based on their close relationship and their due diligence. And
12 the second thing is any suggestion that there was some general
13 honest and fair dealing between the Countrywide and the GSEs,
14 that would open the door to the Ms. Simantel issue.

15 THE COURT: I agree with all that. Anything else?

16 MR. ARMAND: Yes, your Honor. In addition, there was
17 some references to Bank of America not having done anything
18 wrong in connection with this case. And the only thing --
19 that's true. We're not alleging that Bank of America did
20 anything wrong.

21 To the extent all the bank defendants are being lumped
22 together, we don't want a juror to say, if we have to treat
23 them all the same and it is agreed that the Bank of America
24 didn't do anything wrong, then no one did anything wrong.

25 THE COURT: I agree with that. I have no problem,

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1 however, with any counsel repeating verbatim what is in my
2 instructions. So if counsel wants to say Bank of America as
3 successor in liability -- the language along the lines of the
4 instruction, just so that the jury is clear on the relations
5 between the banking defendants, that's fine.

6 But the vice in what you're referring to is the
7 implicit suggestion that because Bank of America didn't do
8 anything wrong, there shouldn't be any liability here. Which
9 is not going to be permitted.

10 MR. ARMAND: Understood. Thank you, your Honor.

11 Another issue was just there were statements during
12 Ms. Mairone's counsel's opening about Ms. Mairone not having
13 originated the scheme to defraud. She didn't create it, she
14 came after the idea was already out there within Full Spectrum
15 Lending. And this was an issue I had requested an instruction
16 on. I've actually found the specific provision. It is
17 actually from Sand, the pattern jury instructions. The
18 government is not required to prove that the defendant
19 personally originated the scheme to defraud.

20 THE COURT: That's different from what you were
21 arguing. You were arguing that no one with intent has to
22 originate this scheme to defraud. That it is just a
23 free-floating scheme to defraud that came out of the miasma and
24 then someone joined into it.

25 You can't have a scheme to defraud without someone

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1 with fraudulent intent putting it together. That doesn't mean
2 that someone can't take advantage of circumstances that are
3 there and lead them into a scheme to defraud. And it certainly
4 doesn't mean that the defendant you are considering has to be
5 the person who first concocted the scheme to defraud. But, it
6 is not a scheme to defraud unless someone concocted it as a
7 scheme to defraud.

8 MR. ARMAND: That's fair, your Honor. Understood.

9 Then I think what we would request is that we would
10 have just an instruction that would be limited to Ms. Mairone,
11 and so that it is not necessary that the government prove that
12 Ms. Mairone originated the scheme.

13 THE COURT: The general thing is, I think that's
14 already implicit in the instructions. Because the instructions
15 say there first has to be a scheme to defraud, and then the
16 defendant you are considering has to join it, has to
17 participate in it. No suggestion that that person was the
18 originator. And you can certainly say that. You just can't
19 say it the way you said it earlier, which was that it can be a
20 scheme to defraud that no one concocted.

21 MR. ARMAND: Understood, your Honor.

22 Just another issue is just to the extent there are --
23 the government is a little concerned that there are going to be
24 repeated references to the mail and wire fraud statutes being
25 criminal statutes and it is --

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1 THE COURT: I don't see why there should be any
2 references to that.

3 MR. ARMAND: Actually, we agree, your Honor.

4 THE COURT: I thought you might. Let me hear if
5 anyone is planning to make those references.

6 MR. SINGER: Well, I think we were until the charging
7 conference.

8 THE COURT: Now you know better.

9 MR. SINGER: Your Honor pretty much told us we can't.

10 THE COURT: Yes. You cannot.

11 MR. SINGER: Can I ask for some clarification on the
12 first limitation that Mr. Armand mentioned. I understand that
13 we're not allowed to say that Fannie and Freddie should have
14 figured this out for themselves and were negligent in not doing
15 so. I think that's what the instruction says.

16 But, it may be relevant to the defendants' intent. I
17 don't know what Mr. Sullivan is exactly planning to say about
18 this, if anything. It may be relevant to the defendants'
19 intent that they understood that Fannie and Freddie were
20 sophisticated in matters of loans.

21 THE COURT: Obviously, since he's not here, I can't
22 address this totally. But, if the argument is, it is not that
23 they were intending to defraud. They didn't feel any need to
24 disclose these material undisclosed facts necessary to give
25 Fannie Mae and Freddie Mac the truth because they knew they

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1 were dealing with sophisticated institutions who somehow would
2 stumble upon the truth anyway.

3 If that's the argument you want to make, it's not
4 going to be allowed.

5 MR. SINGER: No. I certainly don't think that's the
6 argument we want to make. The argument might be -- and again,
7 I'm hypothesizing -- but I think it would be fair to say that
8 any time you are saying anything to anyone, context matters.
9 If you understand that the person you're talking to already
10 knows a lot about loans, for example, it is not an omission, a
11 material omission to say, hey, by the way, these loans were
12 originated from borrowers. So, there are certain things that
13 the person speaking may have a reasonable understanding of the
14 person listening knows and understands. If two sophisticated
15 people are talking, that can be considered in terms of
16 someone's intent to deceive.

17 THE COURT: I would only have allowed that if, and
18 even then I would have some questions, but I would only allow
19 it if Ms. Mairone or Mr. Kitashima, because we didn't hear from
20 the third guy, said in their testimony in this case, well, the
21 reason I didn't tell or cause Fannie Mae or cause Countrywide
22 to tell Fannie Mae or Freddie Mac X or Y or Z was because I
23 believed they already knew that. I don't recall any testimony
24 like that.

25 MR. SINGER: No. Because those people didn't speak to

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1 Fannie and Freddie.

2 THE COURT: No. But also because you never asked
3 them, you collectively never asked them, did you assume that
4 Fannie or Freddie already knew X or Y or Z.

5 MR. SINGER: There was testimony, however, on the
6 other side of the equation from the Fannie and Freddie
7 witnesses that they understood that loan processors, for
8 example, cleared loans to close. So, the understanding in the
9 industry, it seems to me, is relevant.

10 THE COURT: If there is a specific argument along
11 these lines that the two absent speechifiers want to raise with
12 me, they can do so at 8 o'clock tonight. But, nothing I've
13 heard so far supports an argument along those lines.

14 MR. ARMAND: In addition, your Honor, I think this is
15 in the same vein. The argument that the GSEs expected that a
16 certain percentage of loans would default and their remedy
17 under the contract would be a repurchase request. There were
18 multiple times during the trial when this type of questioning
19 was -- attempts to elicit this information, and the Court
20 sustained objections from the government. So we would request
21 that arguments along those lines would not be allowed either.

22 THE COURT: Yes, I agree.

23 MS. MAINIGI: Your Honor, we would certainly --
24 there's obviously objections that were sustained and that
25 evidence is not admissible. But to the extent the Court

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1 allowed in testimony as to any particular topic, that would be
2 fair game.

3 THE COURT: That goes only so far. Because we have
4 clarified through the jury instructions certain things. So for
5 example, the government has lots of evidence about the process
6 that it's now going to be able to refer to only in limited
7 respects as going to intent, because you convinced me that we
8 should not make that a separate claim. Now, so the mere fact
9 that something is in evidence doesn't mean that if something
10 has now been precluded by the charging conference that you can
11 override those rulings.

12 MS. MAINIGI: I understand. Just as a general matter.

13 THE COURT: Yes. I agree with you as a general
14 matter.

15 So, but in this issue we're just discussing, it better
16 be brought up before 8 o'clock if there is an argument someone
17 wants to make about that a certain percentage of the loans are
18 going to default anyway, I don't see how that is consistent
19 with the Court's charge. But I'll hear whatever anyone wants
20 to say about it.

21 MR. ARMAND: Very last one. There were references in
22 the opening from Ms. Mairone's counsel that suggested it was a
23 blame the new girl, sort of a suggestion that Ms. Mairone was
24 being singled out because of her gender, either by government
25 witnesses or by the government in this case. And just want to

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1 make sure --

2 THE COURT: I don't recall the gender, but I do recall
3 the new person in town or something like that.

4 MR. MUKASEY: I think it was new girl on the block or
5 something. But we argued --

6 THE COURT: I do think the use of the term "girl" was
7 quite sexist.

8 MR. MUKASEY: I cleared it with the client before I
9 opened.

10 THE COURT: That means she'll only have to apologize
11 to a few billion people.

12 MR. MUKASEY: The only point, I am not sure whether we
13 are going to say it in summation, we are not going to make a
14 gender issue out of this. We are going to make an issue of the
15 fact that Mr. O'Donnell had some personal problems with her,
16 professional problems with her, which he testified to.

17 THE COURT: His alleged bias in that regard is of
18 course fair game.

19 MR. MUKASEY: We're not going to make a gender issue
20 out of it.

21 THE COURT: Okay. Anything else? All right. Let me
22 give you some general guidelines for summations.

23 It is often said, and I agree with this to a degree,
24 that as a matter of professional courtesy, counsel do not like
25 to interrupt opposing counsel's closing arguments.

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1 The exception is where the only meaningful correction
2 can be made at the time when the statement is made. So I'll
3 give you two examples. If some counsel states something that
4 is completely outside the record. I'm not talking about
5 competing inferences as to what the circumstantial evidence
6 might or might not permit one to infer. But something
7 completely outside the record, like, I'll give you a bad
8 example, but the defendant here is Countrywide, you all know
9 about Countrywide, you've heard in the radio or television what
10 Countrywide is like. Something like that. I want an
11 objection. In that extreme case, the Court sua sponte will
12 object.

13 In something a little bit more sophisticated, an
14 argument that is made that I'm sure is very unlikely to happen
15 with counsel as good as the counsel we have in this case. But
16 I have seen it occur in other cases. Where someone just says
17 something that has no support in the evidence. Just
18 completely, you know, out of their head. The time to object to
19 that is then and there. That doesn't mean I won't give a
20 corrective instruction if it is brought to me later. But it
21 will be much less helpful to the jury if that is not brought to
22 my attention immediately. So, if something that extreme
23 occurs, someone should object.

24 The second example is a misstatement of law. There
25 used to be in some jurisdictions, maybe still is, a rule that

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1 you can't refer to the law on summation. I don't agree with
2 that. You can refer to my instructions. That's the law of
3 this case. So feel free to refer to my instructions. But you
4 better get them right. And if you state a principle of law
5 other than my instructions, you're taking the law into your own
6 hands and you may get a sua sponte objection from me, but you
7 will certainly risk an objection from counsel.

8 So my point is, you have permission and indeed
9 encouragement to object right in the middle of summation in
10 those two circumstances. A statement of fact that is
11 completely without support in the record, completely, or a
12 statement of law that is completely erroneous.

13 Anything else, I leave it to your professionalism. If
14 there is some matter, and I will at the close of any summation,
15 even if we're moving immediately into another summation, I'll
16 give you the opportunity to approach the bench if you need to
17 raise that kind of objection after the summation. But, in the
18 two extremes that I mentioned, it is much better to have the
19 correction at the time.

20 MR. MUKASEY: Judge, is Mr. King going to send around
21 another copy sometime this evening? Is your law clerk going to
22 send another copy of the charge this evening?

23 THE COURT: Yes, he certainly is. He's already done
24 part of that and he will work on it some more now while I take
25 another matter. Anything else? Very good. I will be involved

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1 in another matter for the next hour and a half. So, do not
2 call chambers -- it is now 5:35. Do not call chambers until
3 sometime after 7, but any time after 8 is fine. If you don't
4 call, I won't be here. We'll see you tomorrow morning at 9:15.

5 (Adjourned until October 22, 2013, at 9:15 a.m.)
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